MKATABA WA MAUZIANO YA SHAMBA

LAND PROPERTY SALE AGREEMENT

MKATABA HUU umefanyika leo tarehe 17 mwezi wa 02 mwaka 2022

THIS AGREEMENT was made today on 17th of 02 in year of 2022

BAINA YA (BETWEEN)

JUMA MOHAMED SAID wa S.L.P ...., Mbande, Dar es Salaam (kwa madhumini ya mkataba huu ataitwa ***Muuzaji***) kwa upande mmoja. **JUMA MOHAMED NGUTUBU** of P.O.Box ...., Mbande, Dar es Salaam (for the purpose of this contract will be called **"THE SELLER"**) on the one hand

NA (AND)

ANRIC GAS TECHNOLOGY COMPANY LTD wa S.L.P 77819, Tazara, Temeke, Dar es Salaam (kwa madhumuni ya mkataba huu ataitwa "***MUUZAJI"***) kwa upande mwingine wa mkataba.

(**ANRIC GAS TECHNOLOGY COMPANY LTD** P.O.Box 77819, Tazara, Temeke, Dar es Salaam for the purpose of this contract will be called "THE BUYER") on the other side of the contract.

KWAKUWA, marehemu **MOHAMED SAID NGUTUBU** ni mmiliki halali wa shamba ambalo halijapimwa (***unsurveyed***) lenye ukubwa wa Ekari 1.90 (mita za mraba 19,000), lililopo **KIJIJI CHA MWANAMBAYA, WILAYA YA MKURANGA, MKOA WA PWANI** (kwa madhumini ya mkataba huu itaitwa **"SHAMBA AMBALO HALIJAPIMWA"**)

WHEREAS, the deceased **MOHAMED SAID NGUTUBU** is the rightful owner of the unsurveyed land property with 1.90 acres farm (19,000 square meters), located in **MWANAMBAYA VILLAGE, MKURANGA**

Certified as True Copy of the Original
Nasri A. Hassan
Advocate, Notary Public

DISTRICT, COASTAL REGION (for the purpose of this contract will be called **"THE UNSURVEYED LAND PROPERTY"**)

NA KWAKUWA, MUUZAJI (JUMA MOHAMED SAID) ni msimamizi wa mirathi ya marehemu MOHAMED SAID NGUTUBU ambae amechaguliwa na mahakama na kupewa ridhaa kutoka kwa warithi wote kusimamia mali za marehemu ikiwemo shamba lililopo **KIJIJI CHA MWANAMBAYA, WILAYA YA MKURANGA, MKOA WA PWANI.**

AND WHEREAS, THE SELLER (JUMA MOHAMED SAID) is the administrator who appointed by the court of law and with consent of heirs to administer the estate of late MOHAMED SAID NGUTUBU, which include the unsurveyed land property with 1.90 acres (19,000 square meters) located in MWANAMBAYA VILLAGE, MKURANGA DISTRICT, COASTAL REGION

NA KWAKUWA MUUZAJI kwa hiari yake na hiari za warithi wa mali za marehemu MOHAMED SAID NGUTUBU amekubali kumuuzia MNUNUZI SHAMBA AMBALO HALIJAPIMWA.

AND WHEREAS THE SELLER with his own consent and consent of all beneficiaries of the estate of late MOHAMED SAID NGUTUBU has agreed to sell the **UNSURVEYED LAND PROPERTY to the BUYER.**

NA KWAKUWA ***MNUNUZI*** kwa kupitia maafikiano ya Pamoja ya kampuni wamekubali kulinunua **SHAMBA AMBALO HALIJAPIMWA** kutoka kwa ***MUUZAJI.***

MNUNUZI na ***MUUZAJI*** wote kwa pamoja wamekubaliana makubaliano **YASOMEKE KAMA IFUATAVYO:**

AND WHEREAS, the **BUYER** through a board resolution of the company has agreed to purchase the **UNSURVEYED LAND PROPERTY** from the **SELLER.**

BUYER and SELLER both agree that the agreement should be read AS FOLLOWS:

1. **Kwamba,** kuanzia tarehe ya utiaji wa Saini ya mkataba huu, **MUUZAJI** atakuwa tayari ameshauza kwa ***MNUNUZI*** SHAMBA AMBALO HALIJAPIMWA.

   That, from the date of signing this agreement the **SELLER** shall be deemed to have already sold the UNSURVEYED LAND PROPERTY to the BUYER.

2. **Kwamba,** bei ya mauziano ya SHAMBA AMBALO HALIJAPIMWA ni *Shillingi za Kitanzania Milioni Arobaini na Tano (T.Shs 45,000,000/),* na kiasi hiki cha pesa zitalipwa kwa awamu mbili kama zifuatazo;

   i. Tarehe ya kusaini mkataba huu MNUNUZI atamlipa MUUZAJI kiasi cha **Shilingi za Kitanzania Milioni Tano (T.Shs 5,000,000/=**

   ii. Na kiasi kilichobaki ambacho ni **Shilingi za Kitanzania Milioni Arobaini (T.Shs 40,000,000/)** zitalipwa ifikapo tarehe 28.02.2022.

   That, the purchasing price of the UNSURVEYED LAND PROPERTY is Forty-Five Million Tanzanian Shillings (T.Shs 45,000,000 /), and the said money will be paid in two installments as follows;

   i. On the date of signing this agreement the BUYER shall pay the SELLER amount of Tanzanian Shillings Five Million (TZS 5,000,000/) in which One Million (TZS 1,000,000/=) shall be paid in cash and Four Million (TZS 4,000,000/=) shall be paid through bank transfer.

ii. And the remaining balance, that is, Tanzanian Shillings Forty Million (TZS 40,000,000/=) shall be paid on 28.02.2022.

3. **Kwamba,** ***MUUZAJI*** wakati anamuuzia ***MNUNUZI*** SHAMBA AMBALO HALIJAPIMWA, amethibitisha kwamba hakuna mtu mwingine mwenye madai yoyote au umiliki kwenye shamba hili.
   That, the SELLER has confirmed that at the time of selling this UNSURVEYED LAND PROPERTY to the buyer, confirms that no one else has any claim or ownership over the said unsurveyed land property
4. **Kwamba,** ***MUUZAJI*** analazimika baada ya kusaini mkataba huu na kulipwa pes azote ikiwemo pesa ya awamu ya pili ,atamkabidhi nakala zote zinazohusiana na umiliki wa SHAMBA AMBALO HALIJAPIMWA na atakabidhi SHAMBA kwa ***MNUNUZI***
   That, the seller is obliged after signing this agreement and being paid the whole of the purchase price including the second installment, shall hand over all the Original Documents relating to ownership of the UNSURVEYED LAND PROPERTY to the buyer and he shall handover the UNSURVEYED LAND PROPERTY to the buyer.

KWA USHUHUDA WA MAKUABLIANO HAYA pande zote mbili zimeweka saini kwa namna na siku inavyoonesha hapa chini: -
IN WITNES WHEREOF OF THIS CONTRACT both parties have signed the shown below: -

Certified as True Copy of the Original
Nasri A. Hassan
Advocate, Notary Public
& Commissioner for Oaths
Date: 16/01/2023 Sign:

UMESAINIWA (signed) na KUTOLEWA (delivered) hapa PWANI na JUMA MOHAMED NGUTUBU leo hii tarehe 17 .02. 2022

MUUZAJI(SELLER)

MBELE YANGU: (BEFORE ME)

JINA(NAME): LUCY KIANGI

SAHIHI(SIGN): ....

ANUANI(ADDRESS): 5788 DSM

WADHIFA(TITTLE) WAKILI

LUCY KIANGI Advocate, Notary Public & Commissioner For Oaths P. O. Box 5788, DAR ES SALAAM

ILIYOTIWA MHURI (Sealed) na KUTOLEWA (delivered) hapa Dar es Salaam na ANRIC GAS TECHNOLOGY COMPANY LTD leo hii tarehe 17.02.2022

ANRIC GAS TECHNOLOGY TANZANIA CO. LTD. 17 FEB 2022 P. O. Box 77819 DAR ES SALAAM

MNUNUZI(BUYER)

Mbele yangu In the Presence of

JINA(NAME): Guo Wenjie

SAHIHI(SIGN): ....

ANUANI(ADDRESS): P.O. BOX 77819

WADHIFA(TITTLE) MKUREGENZI

MBELE YANGU: (BEFORE ME)

JINA(NAME): LUCY KIANGI

SAHIHI(SIGN): ....

ANUANI(ADDRESS): 5788 DSM

WADHIFA(TITTLE) WAKILI

LUCY KIANGI Advocate, Notary Public & Commissioner For Oaths P. O. Box 5788, DAR ES SALAAM

Certified as True Copy of the Original
Nasri A. Hassan
Advocate, Notary Public
& Commissioner for Oaths
Date: 16/01/2023 Sign: ....