

JAMHURI YA MUUNGANO WA TANZANIA  
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

Barua pepe:  
acl.kigoma@ardhi.go.tz  
Web:www.ardhi.go.tz



Ofisi ya Ardhi,  
Mkoa wa Kigoma,  
S. L. P. 1322,  
KIGOMA.

Tafadhali unapojibutaja:

02 Februari, 2023

Kumb.Na. CBA.166/176/01/111

MKURUGENZI MTENDAJI,  
KITUO CHA UWEKEZAJI TANZANI (TIC)  
S. L. P 938,  
**DAR ES SALAAM.**

**YAH: MAOMBI YA AFRIDARAJA COMPANY LIMITED TANZANIA  
KUMILIKISHWA ARDHI KATIKA MANISPAA YA KIGOAMA/UJIJI**

Husika na mada tajwa hapo juu.

2. Ofisi ya Kamishna wa Ardhi Msaidizi Mkoa wa Kigoma imepokea maombi ya kumilikisha kiwanja namba 33 kitalu B Bangwe kutoka kwenye kampuni ya **AFRIDARAJA COMPANY LIMITED** iliyosajiliwa hapa nchini kwa Sheria ya Makampuni na kupewa namba ya usajili 157770489 inayopanga kufanya uwekezaji wa kimataifa na kufanya kigoma kama sehemu kuu ya kufanyia biashara,(international trading hub) katika mazao ya mifugo na kilimo. Katika maombi yao kiwanja hiki ni kwa ajili ya ujenzi ofisi ambazo zitatumika katika kuendesha huduma hizo.
3. Kwa mujibu wa matakwa ya Fungu la 19 (2) na Fungu la 20 la Sheria ya Ardhi namba 4 ya mwaka 1999, yanayoelekeza taratibu za umiliki wa Ardhi kwa watu au makampuni ambayo wanahisa wake wengi sio raia wa Tanzania, kiwanja hiki kinapaswa kumilikishwa kwako na kampuni kupewa Hati kivuli.
4. Kwa kuwa wanahisa wake sio raia wa Tanzania, nawaleta katika ofisi yako kwa ajili ya kuwapa utaratibu wa kujisajili ili waweze kupata cheti cha msamaha 'Certificate of incentive' ili kuendelea na hatua za kuandaa ilani ya tangazo (land form no.1 ) na kupekeka katika kamati ya kugawa ardhi.
5. Naomba kuwasilisha

Elias D. Mwazembe

Kny: Kamishna Msaidizi wa Ardhi Mkoa  
Kigoma MA

**Nakala:**

MKURUGENZI MKUU,  
**AFRIDARAJA COMPANY LIMITED**  
S.L.P 10806  
**Dar Es Salaam**

Having Seen the Original  
Certified this is a true Copy of the Original  
7th February 2023  
J. K. SABASABA  
Advocate

# **SALE AGREEMENT**

IN RELATION TO A PLOT OF LAND CONTAINING 1,418 SQM  
LOCATED AT BANGWE STREET, KIGOMA/UJIJI MUNICIPALITY,  
KIGOMA

***BETWEEN***

**ASAJILE ISSA MWAKALIMBILE**

***AND***

**AFRIDARAJA COMPANY LIMITED**

Having Seen the Original  
I Certify that this is a true Copy of the Original  
9th February, 2023.  
J. K. SABASABA  
Advocate

27P

Ac

This Sale Agreement is made this 16<sup>th</sup> day of JANUARY 2023

**BETWEEN**

**ASAJILE ISSA MWAKALIMBILE** whose address is P.O. Box 44 Kigoma (herein referred to as 'the Seller') of the one part.

**AND**

**AFRIDARAJA COMPANY LIMITED** a limited liability company registered in Tanzania whose address is P.O. Box 10806, Dar es Salaam (herein referred to as 'the Purchaser') of the other part.

(Together hereinafter referred to as "the Parties")

**WHEREAS:**

- i. **ASAJILE ISSA MWAKALIMBILE** is the owner of the Land containing 1,418 Sqm located at Bangwe Street, Kigoma/Ujiji Municipality, Kigoma (the Land)
- ii. The Seller is desirous of selling the said Land and the Purchaser is desirous of purchasing the same.

**IT IS HEREBY AGREED AND DECLARED as follows:-**

1. Upon and subject to the terms and conditions of this Agreement, the Seller as legal and beneficial owner hereby sells to the Purchaser on as is where is basis and the Purchaser purchases and acquires the Land in its present condition for the price set out below.
2. The total sale price for the purchase of the Land is TZS 140,000,000 /= (Tanzanian Shillings One Hundred and Forty Million) which shall be paid in the following manner:
  - i. TZS 60,000,000 (Tanzanian Shillings Sixty Million) shall be paid upon signing of this agreement,
  - ii. The remaining amount of the sale price shall be paid upon completion of the transfer process and issuance of the Derivative Title by the Ministry of Lands Housing and Human Settlements Developments and Tanzania Investment Centre to the Purchaser.

1FP  
Having seen the Original  
Certify that this is a true Copy of the Original  
7<sup>th</sup> February, 2023  
J. K. SARASABA  
Advocate

3. The Purchaser shall pay the payable amounts to the Seller's Account No. **01J1086974500** at CRDB Bank in the name of **ASAJILE ISSA MWAKALAMBILE**.
4. Immediately upon signing of this Agreement the Seller shall surrender to the Purchaser all the original ownership related documents to the Purchaser.
5. The Seller shall give vacant possession of the Land immediately upon signing of this agreement.
6. That Capital Gains Tax (If applicable) shall be paid by the Seller and the Seller shall be under an obligation to submit to the Purchaser a Tax Clearance Certificate. All other related tax and fees relating to the transfer and registration of ownership of the Land to the name of the Purchaser shall be paid by the Purchaser.
8. The Seller will use all reasonable endeavors after the date of this Agreement to assist the Purchaser to obtain relevant approvals from the local office within the area the Land is located, the Commissioner for Lands and any other consents/approvals for transfer and issuance of the title deed and subsequently derivative title of the Land to the Purchaser. The consents if revoked the parties shall revert to their original positions and the Purchaser will have to refund the monies already paid to him.

## WARRANTIES

### 9.1 Warranties by the Seller

- ii. The Seller is the owner of the Land without any third party rights, claims, actions, demands, charge, or encumbrance on the Land.
- iii. That the Seller has obtained all the relevant consents from all the persons who have an interest in the Land and the said persons have authorized the Seller to execute this Sale Agreement.
- iv. That the Seller warrants that there is no case or litigation matter in relation to the entire Land or part of the said Land.
- v. The Seller is not in default of any condition of ownership and has not received any notice from any regulatory or Government body or authority of any default or breach of the conditions of ownership.

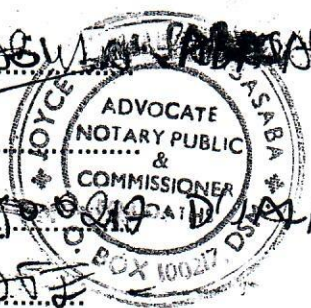
Having Seen the Original  
Certify this is a true Copy of the Original  
J. K. SABAHA  
Advocate

SIGNED and DELIVERED by the said ASAJILE ISSA MWAKALIMBILE who has been introduced to me by PINCK the later being known to me personally in my presence this 16<sup>th</sup> day of JAN 2023

[Signature]  
SELLER



Name : JOYCE KASUBA  
Signature : [Signature]  
Address : P.O. BOX 10019 DAR-ES-SALAAM  
Qualification : ADVOCATE



SEALED with the COMMON SEAL of AFRIDARAJA COMPANY LIMITED and delivered in our presence this 16<sup>th</sup> day of JAN 2023

SEAL



Name : PINCK JEAN-FRANCOIS  
Signature : [Signature]  
Address : 10806 DAR-ES-SALAAM

Qualification : Managing Director

Name : Isaid Okoro

Signature : [Signature]

Address : 10806 Dar es Salaam

Having Seen the Original  
I Certify that this is a True Copy of the Original  
[Signature] 27th Feb 2023, p 23  
J. K. SABASABA  
Advocate