

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

Simu:Na.+255 22 211 3165

Nukshi Na: +255 22 212 4576
Barua pepe:cl@ardhi.go.tz
Tafadhali unapojibu taja:



1 MTAA WA ARDHI
S. L. P 9230
11477, DAR ES SALAAM.

Kumb. Na. LD/388719/18
Mkurugenzi Mtendaji
Kituo cha Uwekezaji Tanzania (TIC)
S. L. P 938,
DAR ES SALAAM

23/8/2023.

**YAH: KUTANGAZA NA KUMILIKISHA VIWANJA NA. 943, 944, 945 & 966 KITALU
“A” ENEO LA KIGOGO KISARAWE II HALMASHAURI YA MANISPAA YA
KIGAMBONI**

Husika na kichwa cha habari hapo juu.

2. Ofisi ya Kamishna wa Ardhi Msaidizi Mkoa wa Pwani, ilipokea mapendekezo ya kutangaza na kumilikisha viwanja hivi kwa ajili ya Uwekezaji kupitia Kituo cha Uwekezaji Tanzania (TIC) kwa maslahi ya Kampuni ya **NINE FIVE GROUP LIMITED** yenye cheti cha **Uwekezaji No. 001037**.

3. Kwa mujibu wa kumbu kumbu zilizowasilishwa na Halmashauri ya Manispaa ya Kigamboni, awali kabla ya upimaji eneo husika lililimilikiwa kwa miliki ya asili na ndugu **ABDULHAMID MUSTAFA SHEIKH**. Mmiliki huyo wa asili aliuza eneo hilo kwa Kampuni ya **Kigamboni International Bussiness Centre**. Baadae kampuni hiyo ilijiharamia upimaji na na baada ya upimaji iliua viwanja hivyo kwa ndugu **LAZARO KULORA CHARLES**. Ndugu **LAZARO KULORA CHARLES** naye Kabla ya kumilikishwa aliuza viwanja hivyo kwa Kampuni ya **LADO PROPERTY ACCESS LIMITED** ambayo nayo kabla ya kumilikishwa imeua viwanja tajwa kwa kampuni ya **NINE FIVE GROUP LIMITED** ambayo kumbukumbu zinaonesha imesajiliwa na **Kituo cha Uwekezaji Tanzania (TIC)**.

4. Kwa kuzingatia ufafanuzi huo, tayari tumeandaa Fomu ya Ardhi namba 1 (LF.NO1) na tayari fomu hiyo imesainiwa na Kamishna wa Ardhi Msaidizi ili hatua za awali kwa ajili ya kuitangaza ardhi hii kuwa ya uwekezaji ziendelee. Aidha fomu husika zimeambatishwa kwa hatua zako.

Tunategemea ushirikiano wako.

Bishanga T.H

**KNY: KAMISHNA WA ARDHI MSAIDIZI
DAR ES SALAAM**

MKATABA WA MAUZIANO YA KIWANJA

Mkataba huu umefanyika leo tarehe..... mwazi2022

KATI YA

KIGAMBONI INTERNATIONAL BUSINESS CENTER COMPANY LTD wa S.L.P 36153 Simu namba 0711 333 333 Dar es Salaam, ambaye kwenye makubaliano haya atajulikana kama **"MUUZAJI"**.

NA

Ndugu, **LAZARO KUKOLA CHARLES** Simu namba 0656 539 332 Dar es salaam, ambaye kwenye makubaliano haya atajulikana kama yeye ni **"MNUNUZI"**.

Kwa kuwa Muuzaji ndio mmiliki halali wa kiwanja kilichopo mtaa wa **KIGOGO**, kata ya **KISARAWA II** wilaya ya **KIGAMBONI**, Mkoa wa **DAR ES SALAAM**.

Na kwa kuwa Muuzaji kwa ridhaa yake mwenyewe akiwa na akili timamu bila kulazimishwa na mtu yeyote ana nia ya kuuza kiwanja chake kwa Mnunuzi, na Mnunuzi ana nia ya kununua kiwanja hicho kipo eneo la Kigogo.

BASI MAKUBALIANO HAYA YANASHUHUDIWA KWAMBA: -

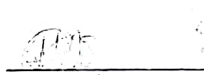
1. Muuzaji ameuza na mnunuzi amekubali kununua na kumiliki kiwanja namba 943 , 944 , 945 , & 966 kitalu "A" chenye ukubwa wa mita za mraba 18,018
2. Mnuuzi amelipa kiasi cha shilingi za kitanzania milioini themanini tu (80,000,000/=) bado shilingi za kitanzania milioni mia tisini na mbili na laki mbili na eifu sabini (190,270,000/=) zitalipwa kwa awamu
3. Muuzaji au mtu aliye nje ya makubaliano haya, hatamsumbua, kumbughudhi au kumingilia kwa lolote mnunuzi kuhusiana na kiwanja hicho.
4. Kiwanja kilichouzwa si mali iliyowekwa rehani au deni lolote kabla ya tarehe ya makubaliano.
5. Pande zote mbili wamekubaliana na masharti yaliyomo kwenye mkataba.

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Tumainiel Francis Lyimo
Advocate, Notary Public & Commissioner
for Oaths
Sign:
Date: 02/09/2022

KWA USHUHUDA: -

Pande zote mbili zinazousika katika mkataba huu zimeweka saini zao hapo chini kama ifuatavyo;-

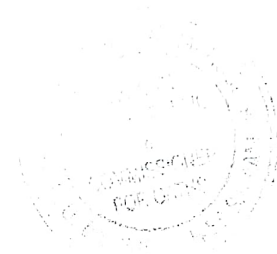
Mkataba huu umewekwa saini na kupokelewa na
KIGAMBONI INTERNATIONAL BUSINESS CENTER CO.LTD
ambaye namjua/ Ametambulishwa
Kwangu na Leo tarehe.....
Mwezi wa mwaka 2022



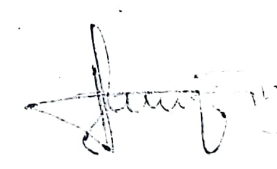
MUUZAJI

MBELE YA: -

Jina: VIOLETH EDUARD MATHIAS
Saini: [Signature]
Wadhifa: WAKILI
Tarehe: 06.09.2022




Mkataba huu umewekwa saini na kupokelewa na
LAZARO KUIOIA CHARLES ambaye namjua/
ametambulishwa Kwangu na Leo
Tarehe..... Mwezi wa mwaka 2022



MNUNUZI

MBELE YA: -

Jina: VIOLETH EDUARD MATHIAS
Saini: [Signature]
Wadhifa: WAKILI
Tarehe: 06.09.2022


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Tumaini Francis Lyimo
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 06/09/2022

UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: "LANDS"

Telephone: 121241-9

In reply please quote:



LAND REGISTRY,
P.O. Box 1191,
DAR ES SALAAM.

Ref. No. PA/OP/1/18/19/10

11-07-2018

RE: REGISTRATION OF DOCUMENTS ACT (117)

MUKAJABA WA MAURZO YA KIWANJA
ZIWA ZA NYUNJA

I refer to the documents presented for registration on the 11/01/2018 at 1:13
I return herewith the original of the above mentioned documents registration having been
effected under Folios VII 0815 and serial/s 194
Please acknowledge receipt of the enclosures hereto. 2018

ENCLOSURE

1 copy of
NAKALA 1 YA MUKAJABA
WA MAURZO YA
KIWANJA/NYUNJA

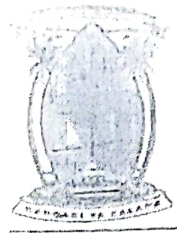
ABDALLAH MUDA
MUSAFAA SHEIKH
Box 20046 DSM

I am,
Sd/Member/De-Name
Your Obedient Servant,

Asst. Registrar of Titles

Certified as True Copy of the Original
Tumainiel Francis Lyimo
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 04/07/2018

MKATABA WA MAUZIANO YA KIWANJA/SHAMBA/ NYUMBA



Mkataba huu umetengenezwa leo tarehe 09/01/2018 kati ya
 Ndugu ABOULHAMID MUSTAFA SHAIKH Aliye mtu mzima
 wa S.L.P 20026 Simu 0786498858 Dar es salaam, ambaye

kwenye makubaliano haya atajulikana kuwa yeye ni "MUUZAJI"
 Ndugu KIGAMBONI INTERNATIONAL BUSINESS CENTER aliye mtu mzima
 S.L.P 36443058 Simu 0712260600 Dar es salaam.

Ambaye kwenye makubaliano haya atajulikana kama yeye ni "MNUNUZI"

Kwa kuwa Muuzaji ndio mmiliki halali wa kiwanja kilichopo/shamba
 lililopo/nyumba iliyopo mtaa wa KIGOGO wilaya ya KIGAMBONI, Mkoa wa
DAR ES SALAAM.

Na kwa kuwa muuzaji kwa ridhaa yake mwenyewe akiwa na akili timamu bila
 kulazimishwa na mtu yeyote ana nia ya kuuza kiwanja chake/shamba lake/nyumba
 yake kwa mnunuzi. Na mnunuzi ana nia ya kununua kiwanja hicho/shamba hili
 lipo/nyumba hiyo ipo eneo la KIGOGO shina na

BASI MAKUBALIANO HAYA YANASHUHUDIWA KWAMBA:- KIGOGO

- Muuzaji ameuza na mnunuzi amekubali kununua na kumiliki kiwanja
 kilichotajwa/shamba lililotajwa/nyumba iliyotajwa chenye/lenye ukubwa
 Kaskazini Mita Kusini Mita Mashariki Mita
 Magharibi Mita Heka ili 1500
- Ndani ya Eneo kuna mazaao ya kudumu (i) MINDZI
 (ii) MIMENGE (iii) MIKOROSHO (iv) MIPERA
- Wapakani upande wa
 Kaskazini SHAMBA LA KIJJI Kusini BARABARA KUMWASCU
 Magharibi MBOSSI Mashariki UKOONI
- Bei ya ununuzi wa kiwanja hiko/shamba hilo/nyumba hiyo ni shilingi
MILIONI MITA MOJA SITINI NA TANO TU
- Mnunuzi amemlipa Muuzaji kiasi cha shilingi 165,000,000/=
 Bado kiasi cha shilingi HADAIWI (Tsh)
- Arabazo ameahidi kulipa tarehe bila kukosa.

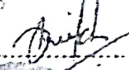
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Tumaini Francis Lyimo
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 09/01/2018

7. Muuzaji au mtu aliye nje ya makubaliano haya, hatamsumbua, kumbughudhi wala kumuingilia kwa lolote mnunuzi kuhusiana na kiwanja hicho/ shamba hilo/ nyumba hiyo.
8. Kiwanja kilichouzwa/ shamba lililouzwa/ nyumba iliyouzwa si mali iliyowekwa rehani au deni lolote kabla ya tarehe ya makubaliano.
9. Pande zote mbili wamekubaliana na masharti yaliyomo kwenye mkataba huu.

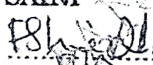

KWA USHUHUDA:-

Pande zote mbili zimeweka saini zao hapo chini katika tarehe zinazoonekana hapa.

Imesainiwa na kutolewa hapa Dar es salaam.

Jina ABDULKAMID MUSTAFA SHEIKH Saini 
 ambaye ni Muuzaji leo tarehe 9-1-2018


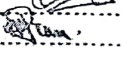
MASHAHIDI WA MUUZAJI

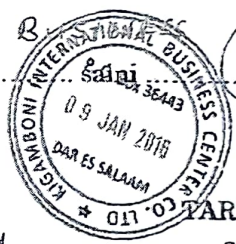
JINA	SAINI	TAREHE
1. <u>FATMA SHEIKH</u>		<u>9-1-2018</u>
2. <u>SHEIKH BAKARI MUSTAFA</u>		<u>9/1/2018</u>
3.

Imesainiwa na kutolewa hapa Dar es salaam

Jina KIAMBONI INTERNATIONAL CENTER
 Mnunuzi leo tarehe 09-01-2018

MASHAHIDI WA MNUNUZI

JINA	SAINI	TAREHE
1. <u>GODLUCK SAMWEL</u>		<u>09/01/2018</u>
2. <u>RASHID MWALIM JUMA</u>		<u>09/01/2018</u>
3.




Mjumbe wa Mtaa/shina

Jina ABDALA R. MUSSA Saini 


MWENYEKITI WA S/ MTAA

Jina MOHAMED KITENGE

Saini 

AFISA MTENDAJI MTAA

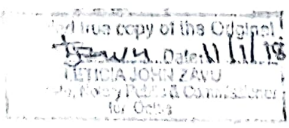
Jina JOHN MGAJA

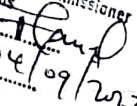
Saini 
09/01/2018

ILANI:- Mnunuzi hakikisha umepewa mkataba Original na siyo kopi ukawa na shaka piga simu +255 719 342 394.

MWENYEKITI WA MTAA
 MTAA WA KIGOGO

AFISA MTENDAJI WA MTAA
 KIGOGO



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 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: 
 Date: 04/09/2018


PANDE ZOTE mbili zinakubaliana na masharti ya mkataba huu kwa kuweka sahihi mbele ya majina yao kama inavyoonyeshwa hapa chini.

IMESAINIWA hapa Dar es Salaam na
ABDULHAMID MUSTAFA SHEIKH
ambaye ninamfahamu
leo tarehe 9 mwezi January 2018


MUUZAJI

MBELE YANGU

JINA: LETSIA John

SAHIHI: 

ANUANI: 36222 DSM

WADHIFA: WAKILI



IMEWEKWA MUKURI WA MOTO
hapa Dar es Salaam na
KIGAMBONI INTERNATIONAL BUSINESS
ambaye ninamfahamu

leo tarehe 9 mwezi January 2018

MNUNUZI

JINA: ABDULKADIR HUSSEIN AHMED

SAHIHI: 

ANUANI: 36443 DSM


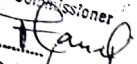
WADHIFA: MKURUGENZI

JINA: HUSSEIN ABDULKADIR HUSSEIN

SAHIHI: 

ANUANI: 36443 DSM

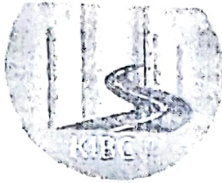
WADHIFA: MKURUGENZI


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Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 04/09/2018

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/- Paid
Receipt No: 99000949713
of: 11/01/2018
Stamp Duty Officer

TANGANYIKA
REGISTRY OF DOCUMENTS
DARES SALAAM
Presented 11/01/2018 at 1:13
Registered on Folio No. VIII0815
Serial No. 144 of the Optional
Register Fee Shs. 184000/- Paid
Vidz Receipt No. 99000949713
of: 11/01/2018
Sen. Asst. Registrar of Documents

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Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 04/09/2018



KIGAMBONI INTERNATIONAL BUSINESS CENTER CO. LTD
P.O. BOX 36443, DAR ES SALAAM
TANZANIA

MKURUGENZI
HALMASHAURI YA MANISPAA YA
KIGAMBONI.
DAR ES SALAAM.

KUMB NA: KIBC/13/04/2017

13th April 2017.

K.K AFISA MTENDAJI KATA. **IMBITIA**
KATA YA KISARAWE II,
KIGAMBONI.

18/04/2017

*AFISA MTENDAJI
KATA YA KISARAWE II*

K.K AFISA MTENDAJI MTAU,
MTAA WA KIGOGO,
KIGAMBONI.

*AFISA MTENDAJI WA MTAU
KIGOGO*

13/4/2017

K.K MWENYEKITI WA SERIKALI YA
MTAA,
MTAA WA KIGOGO,
KIGAMBONI.

*MWENYEKITI WA MTAU
MTAA WA KIGOGO*

13/04/2017

YAH: MAOMBI YA KUREKEBISHA MCHORO WA MIPANGO MJI NA KUPIMIWA


Husika na somo la habari hapo juu, sisi ni wahusika halali wa eneo tajwa hapo juu. kama wadau katika kulijenga taifa tunawajibika kuliendeleza eneo letu kwa manufaa ya jamii inayotzunguka na taifa kwa ujumla.

Kampuni yetu imejipanga kuliendeleza na kulipanga eneo letu na kuwa mji wa kisasa hususan kimakazi na kibiashara hivyo tunaomba ushirikiano katika ofisi yako tukufu.

Ni matumaini yetu kuwamba maombi yetu yatapewa ushirikiano mzuri katika utekelezaji wake.

Abdulkadir Hussein Ahmed

ABDULKADIR HUSSEIN AHMED,
MKURUGENZI MKUU,
KIGAMBONI INTERNATIONAL BUSINESS CENTER. CO. LTD.


Certified as True Copy of the Original
Tumainiel Francis Lyimo
Advocate, Notary Public & Commissioner
for Oaths
Sign: *Tumainiel Francis Lyimo*
Date: *04/09/2017*