

## MKATABA WA MAUZIANO YA SHAMBA

MAKUBALIANO HAYA YAMEFANYIKA siku ya tarehe 19 ya mwezi wa 03  
mwaka 2022

### BAINA YA

Ndugu **MBARAKA S RAMADHANI** wa kijiji cha FUKAYOSI sanduku la barua 59  
Bagamoyo, ambaye ndani ya mkataba huu atakua anatajwa kama **MUUZAJI**

### NA

Mwekezaji kampuni ya **M/S NYOTA VENTURE COMPANY LIMITED** wa sanduku  
la barua 79895 Dar es Salaam ambaye ndani ya mkataba huu atakua anatajwa kama  
**MNUNUZI**

### MAKUBALIANO:

- a) **Muuzaji** kwa ridhaa yake amkekubali kumuuzia mnunuzi shamba lenye ukubwa wa ekari 5.37 lililopo wilaya ya Bagmoyo – mkoa wa Pwani katika kitongoji cha FUKAYOSI eneo lijulikanalo kwa jina la FITINA HAINA POSHO.
- b) Na kwamba MUUZAJI na MNUNUZI walikubaliana bei ya manunuzi wa kila ekari moja ni fedha taslimu shiling 3,000,000/- (milioni tatu tu). Ambazo zinalipwa kwa awamu mbili kama ifuatavyo;
  - i. Awamu ya kwanza amelipa 10,000,000 tarehe 19/03/022
  - ii. Awamu ya pili amelipa .....tarehe.....

### MIPAKA:

- a. Mashariki limepakana na: BARABARA YA SEKONDARI FUKAYOSI
- b. Magharibi limepakana na: MESS SWA
- c. Kusini limepakana na: SAID HUSSEIN RAMADHANI
- d. Kaskazini limepaka na: MAUKI / MSEMWA

### ANGALIZO/MASHARTI:

- a. Muuzaji au Mnunuzi mkataba huu kwa pande zote mbili uhakikishe kwamba unasoma na kujiridhisha kabla ya kutia sahihi yako.
- b. Muuzaji anatakiwa kutoa ushirikiano wakati wote ambapo mnunuzi atahitaji wakati wa upimaji na urasimishaji wa shamba kwa shughuli za uwekezaji zilizokusudiwa na mnunuzi.


MBELE YA MASHAHIDI, MNUNUZI amemlipa MUUZAJI kiasi cha Shilingi za Kitanzania 10,000,000 (milioni kumi tu) kama malipo ya awali ya mauziano ya shamba na fedha iliyobakli kulipwa ndani ya mwezi mmoja baada ya tarehe ya mkataba huu;

NA INASHUHUDIWA kwamba wahusika katika mkataba huu wameingia mkataba huu siku hii kama inavyo onekana hapo chini:

Mkataaba UMESAINIWA na  
MBARAKA S RAMADHANI ambaye  
Ninamfahamu katika siku hii ya  
tarehe 19 mwezi wa 03 2022

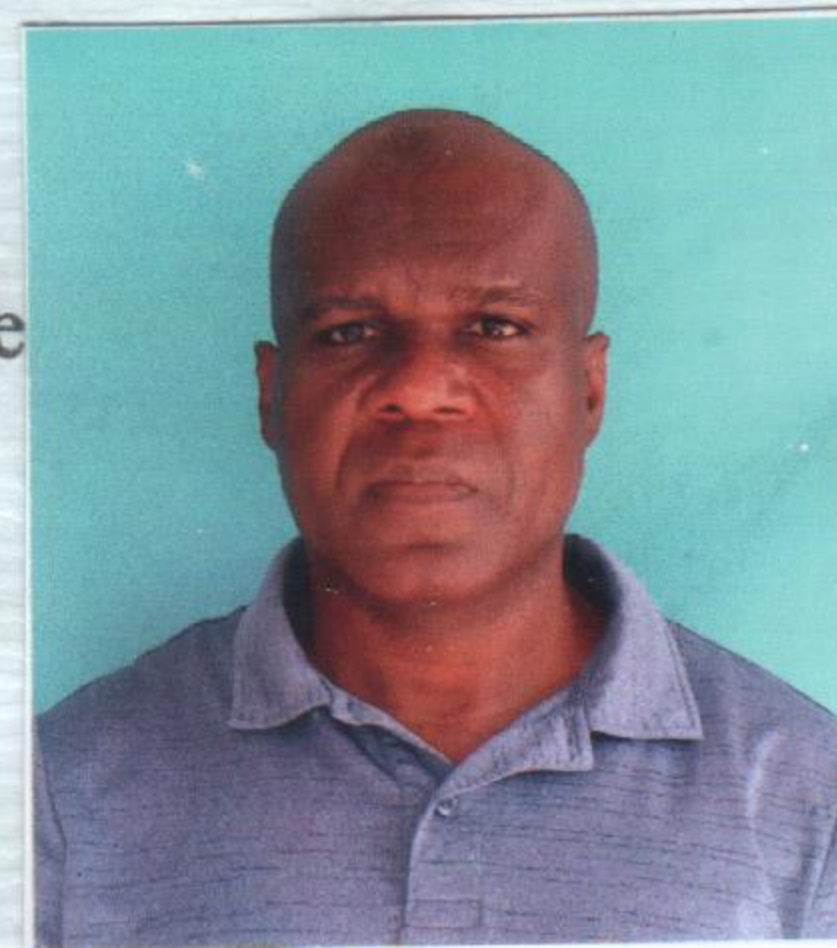
SOLEMAN SAID HASSAN

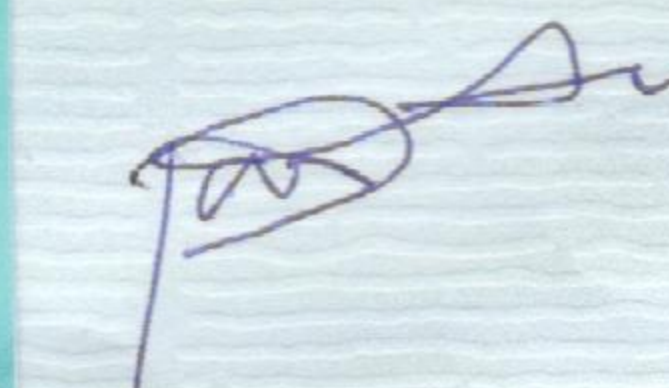


  
MUUZAJI



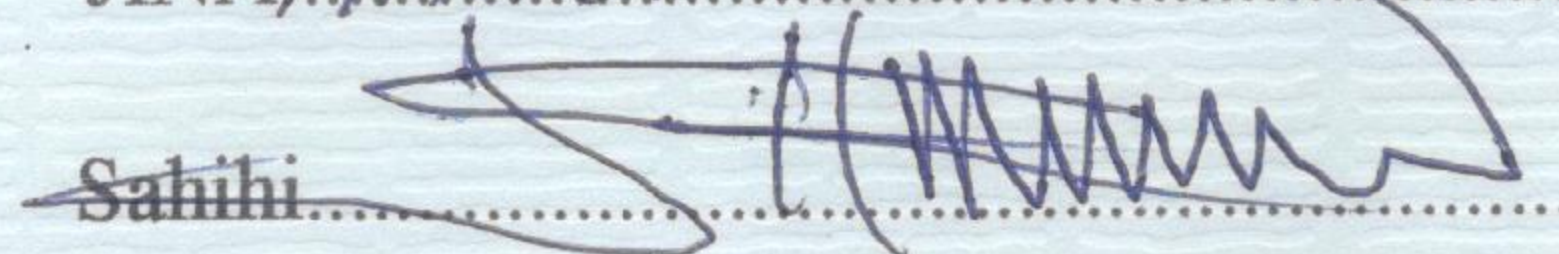
Mkataba UMESAINIWA na  
M/S NYOTA VENYURE CO. LTD ambaye  
ninamfahamu katika siku hii ya  
tarehe 19 mwezi wa 03 2022



  
MNUNUZI

### MBELE YANGU

i. JINA HAJIFANI M. KIPANDE

Sahihi 

MWENYEKITI WA KITONGOJI.

Tarehe 19/03/2022

ii. JINA.....

Sahihi.....

MWENYEKITI WA KIJILI.

Tarehe.....

iii. JINA. Irene Samson Hingu

Sahihi. [Signature]

AFISA MTENDAJI WA KIJJI.

Tarehe.....

iv. JINA. AITHUMARI SAIDI MUSA

Sahihi. [Signature]

DALALI/MUUNGANISHAJI.

Tarehe. 19/03/2022

v. JINA. AYOUB OMARI HASSANI KOROGOTO

Sahihi. [Signature]

WAKILI.

Tarehe. 19/03/2022



SURVEY OF PLOTS NO. 1 BLOCK "GG" AT FUKAYOSI  
 BAGAMOYO URBAN AREA - COAST REGION

PLAN 04



**E<sup>7</sup>-71-127-BDC-3894**



TP DRG NO:19/BGY/919/052014

**SURVEY APPROVED**  
 Signature: *M. Mpele Manase*  
 REGIONAL LAND SURVEYOR  
 COAST REGION  
 Date: 13/10/2022

Comps No. E<sup>7</sup> 716  
 Mp No. 168/III/4  
 Std sheet No. 168/III  
 Action C.C. ....  
 PLAN No: E<sup>7</sup> 71/127

SCALE 1:1000

Amendments made by:  
 I. Mashaka N.C. Plot No. 11:10:2022  
 II. ....  
 III. ....  
 Photostat Copies Sent to  
 I. ....  
 II. ....  
 III. ....

Plan drawn by KAWAMBWA.S  
 I hereby certify that the survey represented  
 by this plan was carried out in accordance  
 with the survey regulations.

Date 25-07-2022

*William Mpele Manase*  
 WILLIAM MPELE MANASE  
 DISTRICT LAND SURVEYOR

REGISTERED PLAN NO. 167145