

**THE LAND ACT No. 4 OF 1999**  
**(As amended)**

**DEED OF OWNERSHIP**

**BETWEEN**

**MICHAEL GOODLUCK MSUYA**

**AND**

**TANZANIA SAFARI BUG LIMITED**

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**DRAWN BY**

*WINNIE EVAREST (ADV)*

*PO BOX 7355*

*ARUSHA*

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*+255 763 502 222*

*EMAIL; [winnievarest@gmail.com](mailto:winnievarest@gmail.com)*

## DEED OF OWNERSHIP

This **DEED** is made this <sup>20</sup> day of <sup>April</sup> ....., 2019.

### Between

**MICHAEL GOODLUCK MSUYA**, a legal person of Postal Office Box Number 16001 Arusha – Tanzania (herein after called the '**Director and Shareholder**' which expression shall include and extend to persons deriving the title under the director, her successors and assigns) of the one part;

### And

**TANZANIA SAFARI BUG LIMITED** a Company incorporated under the Companies Act cap 212 RE 2002 of **Postal Office Box Number 16001** Arusha – Tanzania

### PREAMBLE

#### WHEREAS:

- A. The Director is the owner of all that parcel of land together with all improvements thereon Located at Mateves Kisongo Arusha measuring 30m width and 60m.
- B. The Director has agreed to contribute the said land to the Company as part of his paid up shares to the Company for the purpose of building the Companies office.
- C. That this agreement SHALL not be considered as sale agreement.

#### NOW THIS SALE AGREEMENT WITNESS AS FOLLOWS:

### ARTICLE 1

#### 1.0 DEFINITIONS

1.1 In this Agreement unless the context otherwise provides:-

**"Agreement"** means this Agreement between the Director and the Company regarding a parcel of land together with all the improvements thereon.

**"Parties"** mean the signatories to this Agreement;

**“Land”** mean a parcel of land located at Mateves Kisongo Arusha

**“Company”** means Tanzania Safari Bug Limited

- 1.2 References to the singular include, when the context so admits, references to the plural and vice versa.
- 1.3 Words importing the masculine gender shall include the feminine gender and vice-versa and words importing persons shall include companies.
- 1.4 The headings as used in this Agreement are for convenience of reference only and shall not affect the construction of any of the terms and provisions hereof.

## **ARTICLE 2**

### **THE SUBJECT MATTER**

The parcel of land thereon Located at Mateves Kisongo Arusha.

## **ARTICLE 3**

### **3.0 CONSIDERATION**

Consideration for this agreement shall be regarded as shareholders Contribution of the subscribed 90 shares owned by **MICHAEL GOODLUCK MSUYA**.

## **ARTICLE 4**

### **DISPUTE CLAUSE**

Any dispute arising from or in connection with this Agreement shall be settled amicably between the Parties, failing which the matter will be referred to Arbitration as provided for by the Arbitration Ordinance/Act (Cap 15).

## **ARTICLE 5**

### **7.0 MISCELLANEOUS PROVISIONS**

- 7.1 Except in case of express waiver, the fact that one Party does not exercise all or part of its rights which are connected upon it by this Agreement shall not constitute in any event the waiver, or abandonment of the rights not exercised.
- 7.2 All matters arising from or in connection to this Agreement shall be governed and construed in accordance with the laws of the United Republic of Tanzania.

7.3 This Agreement shall be in English Language and in Four (4) originals each being authentic.

**IN WITNESS HEREOF**, the Parties hereto have executed this Agreement on the date and year first herein above written in the following manner:

**SIGNED and DELIVERED** by the Said  
**MICHAEL GOODLUCK MSUYA**  
In our presence this 20 Day of April 2019

*mm*

**WITNESSED BY**

Name Harbert E Muya  
Signature [Signature]  
Qualification: Secretary  
Postal Address Arusha

**SIGNED and DELIVERED** by the said  
**TANZANIA SAFARI BUG LIMITED**  
in our presence this 20 day of April 2019



**WITNESSED BY**

Name ; GRACE JOSEPH MSUYA  
Signature [Signature]  
Qualification: DIRECTOR  
Postal Address ARUSHA

**BEFORE ME**

Name WINNIE EVAREST MURVE  
Signature [Signature]  
Qualification: ADVOCATE  
Postal Address 7355- ARUSHA



## MKATABA WA MAUZO.

**MUUZAJI:-** Ndugu Loserian Simindei Mollel, wa Sim 0755-353221.

**MNUNUZI:-** Ndugu Michael Goodluck Msuya, wa Sim 0787-298159.

**KILICHOUZWA:-** Eneo la shamba lenye hali nzuri lenye urefu wa mita sitini (60), na upana wa mita thelathini (30), lililoko Kisongo Mtaa wa Olmoti, Kata ya Mateve, Manispaa ya Arusha

**BEI:-** Tshs. 20,000,000/= (Millioni ishirini) ambazo muuzaji wakati wa kuiweka Saini yake katika mkataba huu anathibitisha kupokea jumla ya Tshs 15,000,000/= (Millioni kumi na tano), na hiyo baki ya Tshs 5,000,000/= (Millioni tano) ambazo mnunuzi ameahidi kuzilipa mara ifikapo tarehe 23/4/2016, bila kukosa.

**MIPAKA:-** Mashariki linapakana na Kimaro, Magharibi linapakana na Gabriel Sabaya Kusini linapakana na Barabara na Kaskazini linapakana na Barabara.

**MASHARTI:-**(a) Muuzaji anamhakikishia mnunuzi kwamba ardhi ya shamba lenye kuhusika & MILIKI halihusiani na mtu mwingine zaidi yake wala halina migogoro ya aina yoyote pamoja na kuahidi endapo kutatokea migogoro katika siku za baadae atakuwa tayari kuishughulikia kwa gharama zake mwenyewe hadi kufika mwisho wake, na ikishindikana atakuwa tayari kurejesha fedha zote taslim, kwa mnunuzi pamoja na kufidia gharama na hasara kwa asilimia mia moja.

(b) Kuanzia tarehe ya mkataba huu muuzaji amemkabidhi mnunuzi eneo lenye kuhusika na hiyo siku ya kumalizia hiyo baki ya fedha moja kwa moja haki zote alizokuwa nazo muuzaji juu ya umilikaji wa ardhi ya eneo hilo kuwa katika miliki ya jina la mnunuzi kikamilifu.

(c) Kwamba, endapo mnunuzi atashindwa kumalizia salio lililobakia na usumbufu ujitokeze ndani yake, muuzaji atakuwa huru kuliiza eneo hilo kwa mtu mwingine na kumrejeshea mnunuzi fedha zake baada ya kukata gharama na hasara kama zitakuwepo.

Mkataba huu tumeandikiana hapa mjini Arusha, tumeusoma, tumeuelewa na kuukubali ya kwamba ni sawa kwa kuziweka saini zetu tukiwa na akili timamu bila ya kulazimishwa wala kushawishiwa leo tarehe 23 MACHI, 2016.

Saini yangu mimi Muuzaji

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**LOSERIAN SIMINDEI MOLLEL.**

Saini ya shahidi wa Muuzaji

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**MARTHA LOSERIAN (MKE).**

Saini yangu mimi Mnunuzi

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**MICHAEL GOODLUCK MSUYA.**

Saini za mashahidi wa Mnunuzi

1:-----  
**DAVID THADEUS KAVISHE.**

2:-----  
**REUBEN MSUYA.**

3:-----  
**WILSON LUCAS.**

**MWENYEKITI WA MTA  
MTAA WA OLTEVE  
KATA YA OLMOTI  
JINI LA ARUSHA**

Saini ya Mwenyekiti wa Mtaa

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**GODFREY MEGIROO.**

Saini ya mwandishi wa mkataba huu

