

**-LAND SALE AGREEMENT-  
MKATABA WA MAUZIANO YA SHAMBA**

**MADE BETWEEN;  
KATI YA;**

**ABDULHALIM MASOUD ALMAAMRY & ALI SULEIMAN ALI**

**AND  
Na**

**OZEN FURNITURE COMPANY LIMITED**

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**FOR THE SALE OF LANDED PROPERTY (UNSURVEYED) LOCATED AT  
KOLAGWA VILLAGE, KITONGOJI CHA KOLAGWA – MKURANGA DISTRICT,  
COASTAL REGION.**

*(Kwa Mauziano ya Shamba (halijapimwa) lililopo Kijiji cha Kolagwa, Kitongoji cha  
Kolagwa, Wilayani Mkuranga – Pwani)*

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DRAWN BY:



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Wauzaji

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Mnunuzi

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LAND SALE AGREEMENT

MKATABA WA MAUZIANO YA SHAMBA

(THIS AGREEMENT is made this ..... day of ..... 2023)

(Mkataba huu umefanywa Leo tarehe \_\_\_\_\_ mwezi \_\_\_\_\_ 2023)

By and Between;

Baina ya;

1. **ABDULHALIM MASOUD ALMAAMRY & ALI SULEIMAN ALI** wa Tandika, Wilaya ya Temeke – Dar es Salaam ambao ni watu wenye asili na uraia wa Jamhuri ya Muungano wa Tanzania. (Ambao katika Mkataba huu watajulikana na kutambulika kisheria kama “WAUZAJI”) Kwa upande mmoja;

**ABDULHALIM MASOUD ALMAAMRY & ALI SULEIMAN ALI** of Tandika, Wilaya ya Temeke – Dar es Salaam, *as natural person of the United Republic of Tanzania (hereinafter called the 'VENDORS' which expression shall, where the context requires, include assigns and successors in title) of one part;*  
**And/Na;**

2. **OZEN FURNITURE COMPANY LIMITED**, wa S.L.P 32080, Dar es Salaam wenye makazi yao katika Salamander Tower, 4<sup>th</sup> Floor, Samora Ave – Dar es Salaam, Tanzania, kampuni iliyosajiliwa chini ya sheria za Jamhuri ya Muungano wa Tanzania na namba ya usajili 170426142, pamoja na makao makuu ya ofisi yake yaliyopo katika mkoa wa Dar es salaam, Tanzania (Ambaye katika Mkataba huu atajulikana na kutambulika kisheria kama “MNUNUZI”).

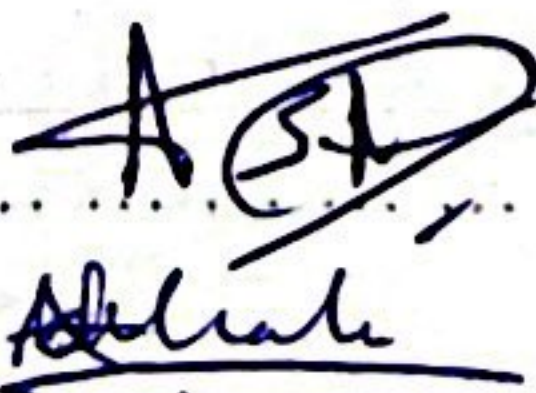
**OZEN FURNITURE COMPANY LIMITED** of P.O Box 32080, *Dar es Salaam with its physical address located at 4<sup>th</sup> Floor, Salamander Tower, Samora Avenue, Kinondoni – Dar es Salaam, Tanzania. (hereinafter called the 'PURCHASER') the company is registered under the Laws of the United Republic of Tanzania with incorporation no. 170426142, which expression shall, where the context requires, include assigns and successors in the title of the other part;*

**AMBAPO/ WHEREAS;**

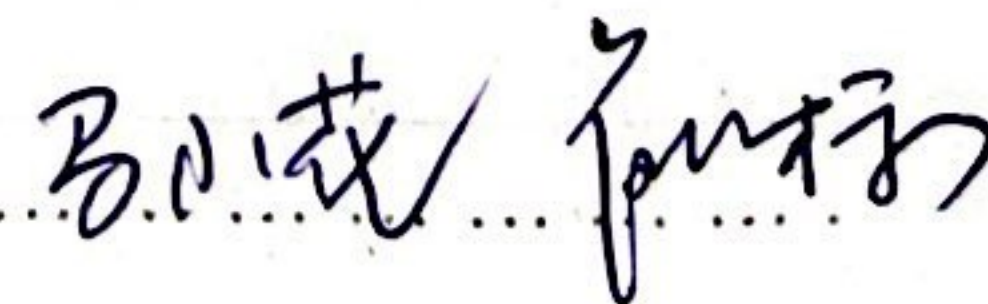
- A. Bila shuruti wala vitisho pande zote mbili zimeridhia na kwa masharti ya Mkataba huu kwamba WAUZAJI ana nia thabiti ya kuuza Shamba, na MNUNUZI ana nia thabiti ya kununua shamba hilo.

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Wauzaji



Mnunuzi



*Without any undue influence or coercion, both parties have agreed to be bound by the terms of this agreement, that the Vendor intends to sell the said farm and the Purchaser wishes to purchase the said farm.*

**AMBAPO SASA INASHUHUDIWA KUWA/ AND THEREFORE IT IS WITNESSED HEREUNDER:-**

1. **WAUZAJI** ni wamiliki halali wa shamba lililopo kijiji cha **Kolagwa, Halmashauri ya Wilaya Mkuranga, Mkoa wa Pwani** Lenye ukubwa wa Ekari Tano nukta moja (5.1) (*Kwenye mkataba huu litatambulika kama shamba*). Wakithibitishwa na Serikali ya kijiji cha Kolagwa kupitia barua za tarehe, **9/11/2023** zilizoambatanishwa katika mkataba huu na yenyewe kuwa sehemu ya mkataba huu. Vile vile ukubwa huo unathibitishwa na mchoro uliochorwa na afisa ardhi.

The Vendors are the rightful owners of an un-surveyed farm located at **Kolagwa, village, Mkuranga, Coastal region**, with the size of Five point One-acre (5.1) (in this agreement, shall be referred as the Farm), the owners who have been introduced to be the rightful owners by the letter from village chairman, dated **9<sup>th</sup> November, 2023**. which is attached to this agreement. and the sketch for the said farm is attached as well.

2. **Mipaka yake ni kama ifuatavyo;**

**Mashariki:** Kumepakana na Ashura Mikole

**Magharibi:** Kumepakana na Sadick Kiegebu

**Kaskazini:** kimepakana na Road

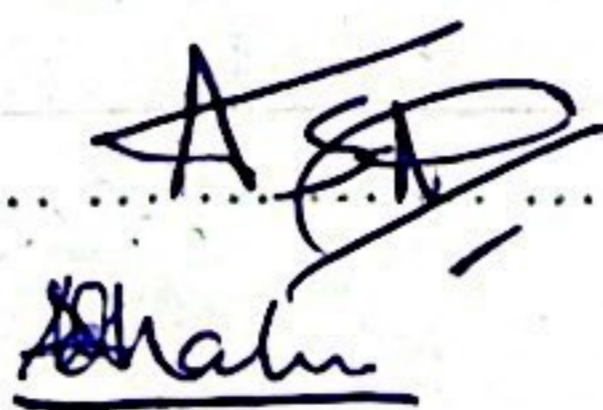
**Kusini:** Kumepakana na Barabara

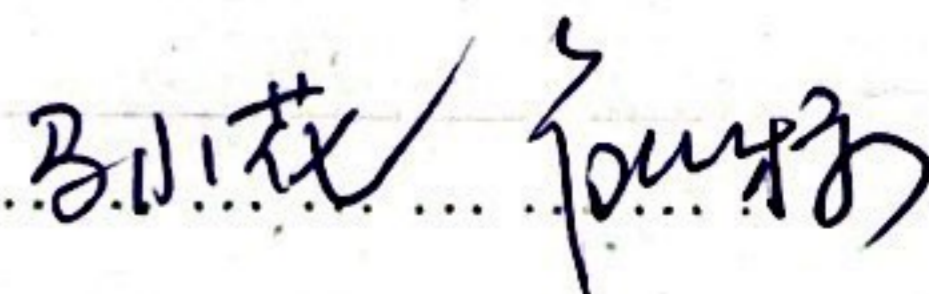
**The boundaries of the said farm are;**

**Eastern:** sided by Ashura Mikole Family

**Western:** sided by Sadick Kiegebu

**Nothern;** sided by Road





*Southern: sided by Road*

3. Wauzaji wanakubali kumuuzia shamba hilo MNUNUZI kwa bei ya shilingi za Kitanzania Million Sabini na Tatu tu, (TZS 73,000,000/=) ambapo mnunuzi atalipa kiasi hicho kwa awamu mbili, yaani awamu ya kwanza atalipa kiasi cha shilingi za Kitanzania Million Hamsini (TZS 50,000,000/=) baada ya kusaini makubaliano haya kwa njia ya bank, na awamu ya pili itakua ni shilling za Kitanzania Million Ishirini na tatu tu (TZS 23,000,000/=) itakayo lipwa baada Mnunuzi kupata kibali cha mabadiliko ya matumizi ya ardhi kutoka kuwa eneo la Mashamba na kuwa eneo la Viwanda.

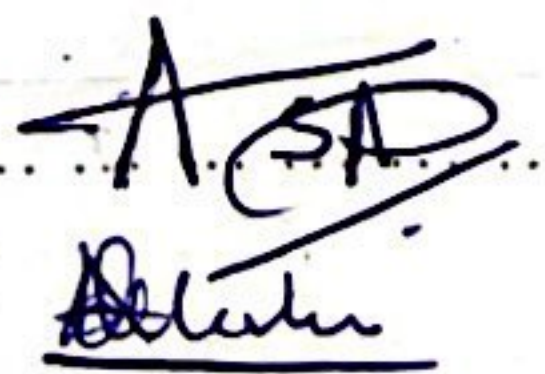
*The Vendors hereby agree to sale the said farm at the consideration of Tanzanian shillings Seventy-three Million only (TZS 73,000,000/=) whereby the Purchaser shall pay the said consideration in two installments, whereby the first installment of TZS 50,000,000/= shall be paid soon after signing this agreement, and the last installment of TZS 23,000,000/= shall be paid after the Purchaser acquiring the approval of Change of Land use from Farms to Industrial Areas.*

3.1 WAUZAJI wanaridhia kulipwa kiasi hicho tajwa kwa njia ya bank kwa maelezo yafuatayo;

- a. Jina la akaunti, ABDULHALIM MASOUD ALMAAMRY, akaunti namba 0749196001, Peoples Bank of Zanzibar (PBZ) kiasi cha Milion Ishirini na nane (TZS 28,000,000/=).
- b. ALI SULEIMAN ALI amekubali pesa yake iingizwe kwenye akaunti yenye Jina la SULEIMAN ALI SULEIMAN, akaunti namba 20710064734 NMB BANK, kiasi cha Milion ishirini na Mbili (TZS 22,000,000/=), ambaye amesema ni mtoto wake.

3.2 Kwamba Wauzaji wanaahidi kushirikiana na mnunuzi katika hatua zote za kuomba mabadiliko ya matumizi ya ardhi kutoka kwenye mashamba na kuwa eneo la viwanda, hatua za upima na umilikishwaji wa ardhi tajwa.

4 | Page Wauzaji ...



Mnunuzi ...



*The vendors undertake to collaborate with the Buyer in all stages of applying for the change of land use from farms to an industrial area, including surveying and the transfer of the mentioned land.*

- 3.3 Kwamba** malipo tajwa yatadhibitika yamelipwa kwa Wauzaji baada ya risiti ya kuweka kiasi hicho cha fedha kwa wauzaji kuwasilishwa kwa wauzaji wenyewe na kuthibitika.

*The mentioned payment will be confirmed as paid to the Vendors after a receipt for depositing that amount and verified by the vendors.*

- 4. WAUZAJI** wanaahidi kuwa katika kutekeleza matakwa ya mkataba huu, kuanzia leo na kuendelea **Shamba** hilo na **vilivyomo** vyote ni mali ya **MNUNUZI**. Vilevile Mnunuzi atatakiwa kusafisha shamba hili na kuendelea kutafuta vibali husika mara baada ya kusaini makubaliano haya.

*The Vendors hereby warrant on fulfilling the terms of this agreement, that from the date of signing this agreement, the said farm and the belongings and developments within the farm are the properties of the Purchaser. And the Purchaser shall clear the entire sold farm soon after signing this agreement.*

- 5. WAUZAJI** Wanamhakikishia **MNUNUZI** kuwa shamba hilo ni lao na halina madai yoyote wala mgogoro wowote na wanaahidi kumlinda na kushughulikia kwa gharama zao wenyewe endapo madai yoyote yatajitokeza yakiwa yameanza kabla au baada ya kusaini mkataba huu pamoja na kurudisha kiasi kilicho lipwa na fidia ya usumbufu.

*The Vendor hereby Warrants the Purchaser, that the said farm is their farm, has no encumbrances, or any disputes, and shall at all times protect the interest of the Purchaser for any dispute and reimburse the paid consideration together with interest at commercial rate, after signing this agreement.*

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*ASP*  
*Shahin*

Mnunuzi ...

*B. N. K.*  
*Janet*

6. Kwamba makubaliano haya ni ya kudumu na yatazibana pande zote mbili na hata warithi, ndugu na wawakilishi wao. Na Wauzaji wana mhakikishia mnunuzi kuwa wake zao na watoto wameridhia kuuzwa kwa shamba hilo.

*Parties hereby agree that this agreement is of eternity and shall bind both parties with their relatives and the heirs. And the Vendors warrant the Purchaser that their wives and children have consented to this sale of the farm.*

7. Kwamba pande zote zinaridhia kuwa gharama ya kodi ya Serikali katika makubaliano haya itagharamiwa na Mnunuzi kama itakakavyo tathminiwa na mamlaka ya mapato Tanzania (TRA).

*The parties further agree that the tax charges shall be borne by the Purchaser at the proportion as assessed by TRA officers.*

8. Kwamba mkataba huu unalindwa na sheria za Tanzania zinazohusu mikataba pamoja na mabadiliko yake yatakayojitokeza kwa mujibu wa sheria za Tanzania.

*That this agreement is under the laws of the United Republic of Tanzania.*

9. Kwamba endapo mgogoro wowote utajitokeza kati ya pande mbili basi mgogoro huo utatatuliwa kwa sheria za nchi zitakazo kuwepo wakati huo.

*If any dispute should arise, the parties shall resolve the same amicably. For any non-settlement, the dispute shall be referred to litigation, and the Laws of the united Republic of Tanzania shall apply.*

**KWA KUSHUHUDIA** pande zote mbili zinaweka sahihi zao Leo tarehe, mwezi na mwaka kama inavyoonekana hapa chini/ **"TO ATTEST, both parties are signing their signatures today, on the date, month, and year as shown below:"**

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Wauzaji

Mnunuzi



SIGNED AND DELIVERED at Dar es Salaam by the said the said ABDULHALIM MASOUD ALMAAMRY who are identified to me by... BENJAMINI NANCIONBE the latter being known to me personally this... 08 day of December 2023

Abulh  
MUUZAJI/VENDOR

MBELE YANGU:

Jina: DATIUS R. FAUSTINE Saini: DATIUS R. FAUSTINE Wadhifa: WAKILI



SIGNED AND DELIVERED at Dar es Salaam by the said the said ALI SULEIMAN ALI who are identified to me by... BENJAMINI NANCIONBE the latter being known to me personally this... 08 day of December 2023

AS  
MUUZAJI/VENDOR

MBELE YANGU:

Jina: DATIUS R. FAUSTINE Saini: DATIUS R. FAUSTINE Wadhifa: WAKILI



SEALED/STAMP WITH SEAL/STAMP OF COMMON OZEN CONSTRUCTION COMPANY LIMITED:

In the presence of us on this 08 day of December 2023 at Dar es Salaam SEAL/STAMP

Signature: 马小花

Name: XIAOHUA MA

Designation: DIRECTOR

Signature: 马小芳

Name: JIBIAO BAO

Designation: DIRECTOR/ SECRETARY

MBELE YANGU:

Jina: DATIUS R. FAUSTINE Saini: DATIUS R. FAUSTINE Wadhifa: WAKILI

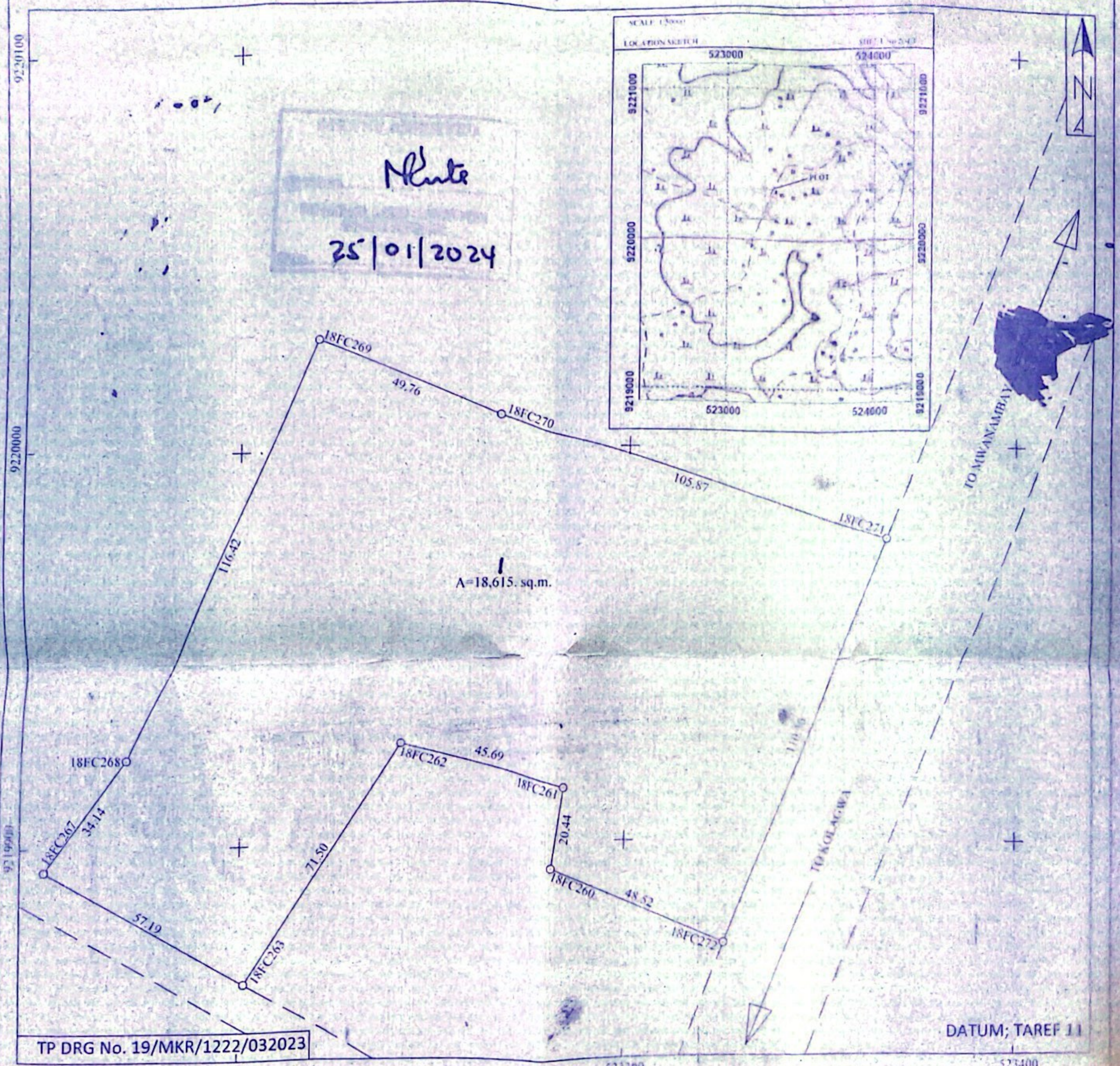


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Abulh

马小花 马小芳

SURVEY OF PLOT No. 1 BLOCK "A" AT KOLAGWA/DUNDANI  
MKURANGA DISTRICT - COAST REGION



OFFICE RECORDS

COMPS No. **E' 3664**

MP No. **204/1/7vol1**

STD SHEET No. **204/1**

ACTION CC.....

PLAN No **E' 366/293**

SCALE: 1:1000

Amendment made by

(i) **Machaka H (Pvt M) 18.1.2024**

(ii) .....

(iii) .....

Photostat copies sent to

(i) .....

(ii) .....

(iii) .....

Plan drawn by S, Yasini

I hereby certify that the survey presented by this plan was carried out in accordance with the survey regulations

Date **11/01/2024**

**ISSA M MSENDA**  
DISTRICT LAND SURVEYOR  
MKURANG DISTRICT

Registered Plan No. **189719**