

# MKATABA WA KUNUNUA HISA KATIKA KAMPUNI YA REUNA GROUP OF COMPANIES LIMITED.

Mkataba huu umefanyika leo tarehe.....10..... Mwezi .....01.....2024.

## KATI YA

**REUNA GROUP OF COMPANIES LIMITED** wa P.O.BOX 15 Mkuranga-Pwani ambaye katika Mkataba huu atajulikana kama "**MUUZAJI**" jina litakalo muhusu yeye pamoja na warithi wake.

## NA

**KOMBO MAKAME MKANJI** wa P.O.BOX 116 Pwani ambaye katika mkataba huu atajulikana kama "**MNUNUAJI**" jina litakalomhusu yeye mwenyewe pamoja na warithi wake.

**KWA KUWA MUUZAJI (REUNA GROUP OF COMPANIES LIMITED)** ni mmiliki halali wa Hisa elfu moja (1000).

**NA KWA KUWA MUUZAJI** ameonyesha nia ya Kuuza hisa 10 kati ya hisa 1000 kwa **MNUNUZI na MNUNUZI** ameonyesha nia ya kununua hisa 10 katika kampuni ya **REUNA GROUP OF COMPANIES LIMITED**.

## HIVYO BASI PANDE ZOTE ZINAKUBALIANA KAMA IFUATAVYO:-

1. Kwamba Muuzaji wa hisa (**REUNA GROUP OF COMPANIES LIMITED**) amempa hisa 10 mnunuzi wa hisa (**KOMBO MAKAME MKANJI**) ambapo mnunuzi anatakiwa kuzilipia share hizo kiasi cha fedha za kitanzania shilingi **bilioni moja tu (1,000,000,000/=)**.
2. Kwamba mnunuzi wa hisa (**KOMBO MAKAME MKANJI**) amelipia hisa 10 kati ya hisa 10 alizopewa na **REUNA GROUP OF COMPANIES LIMITED** kwa kuiuzia kampuni ya **REUNA GROUP OF COMPANIES LIMITED** (Muuzaji wa hisa) **kwa kumuuzia ardhi yake yenye thamani ya Bilioni moja tu (1,000,000,000/=)**, iliyopo Vikindu Madafu, ploti namba 21, block B Mkuranga - Pwani.
3. Kwamba atatakiwa kulipa kiasi **cha fedha za kitanzania shilingi milioi mia moja tu (100,000,000/=)** kwa kila hisa moja, ambapo mnunua Hisa atakuwa amenunua Hisa 10 tu kulingana na thamani ya Ardhi ambayo mnunua hisa anamuuzia muuza hisa.
4. Kwamba ardhi hiyo tajwa juu ambapo mnunua hisa (**KOMBO MAKAME MKANJI**) amemuuzia **REUNA GROUP OF COMPANIES LIMITED** (Muuza hisa) inathamani ya fedha za kitanzania shilingi **billioni moja. (1,000,000,000/=)**.



5. Kwamba malipo ya ardhi hiyo ambayo mnunua wa hisa (**KOMBO MAKAME MKANJI**) atakuwa ameiuzia kampuni ya **REUNA GROUP OF COMPANIES LIMITED** (Muuzaji wa hisa ) itakuwa ni malipo ya hisa 10 kati ya hisa 10 ambazo **KOMBO MAKAME MKANJI** amepewa na **REUNA GROUP OF COMPANIES LIMITED** kulingana na thamani ya ardhi hiyo.
6. Kwamba kutokana na thamani ya ardhi ambayo mnunua hisa ( **KOMBO MAKAME MKANJI**) atakuwa ameuza kwa muuza hisa ( **REUNA GROUP OF COMPANIES LIMITED**) basi mnunuzi wa hisa atakuwa amelipia hisa 10 kati ya hisa 10 alizopewa na **REUNA GROUP OF COMPANIES LIMITED** kutokana na thamani ya ardhi aliyouza kwenye kampuni hiyo.
7. Kwamba ikitokea Muuza hisa (**REUNA GROUP OF COMPANIES LIMITED**) ameenda kinyume na maelezo ya mkataba huu basi atatakiwa kumlipa mnunua hisa (**KOMBO MAKAME MKANJI**) atatakiwa kumrudishia mnunua hisa mali zake ambazo aliziuza kwa muuza hisa kama malipo ya kununua hisa pamoja na fidia ya milioni hamsini (50,000,000/=) kwa usumbufu atakaokuwa ameupata mnunua Hisa (**KOMBO MAKAME MKANJI**).
8. Kwamba ikitokea kuwa Ardhi hiyo tajwa hapo juu ambayo mnunua hisa amemuuzia muuza hisa (**REUNA GROUP OF COMPANIES LIMITED** ) inamgogoro wowote basi mnunua hisa ( **KOMBO MAKAME MKANJI**) atatakiwa kuwajibika na gharama zozote za usumbufu na hasara ambazo muuza hisa (**REUNA GROUP OF COMPANIES LIMITED**) atakuwa amezipata kutokana na mgogoro huo wa Ardhi hiyo.
9. Kwamba, mnuua hisa atatakiwa kukabizi hati ya Ardhi hiyo kwa muuza hisa baada ya kusaini mkataba huu.
10. Kwamba mkataba huu utanza kazi tarehe **10.mwezi wa kwanza(01) Mwaka 2024** mara baada ya kusainiwa na pande zote mbili.

Makubaliano haya yametiwa saini na pande zote mbili na wanajifunga na sahihi zao kwa tarehe na mwaka kama inavyoonekana katika mkataba huu.





THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 167389



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 13 Oct, 2017

KOMBO MAKAME MKANJI  
P.O Box 42129  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 167389 LAND OFFICE NO: 730392

PLOT NO. 21 BLOCK B AT VIKINDU

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

  
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: EZ/LD/8316 refers

Date of Issue:

Title Number: 167389 MG

Land Office Number: 730392

Land: PLOT NO. 21 BLOCK 'B' VIKINDU IN MKURANGA DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No. 167389 MG  
REGISTERED 12/10/2017  
AT 01:00 PM  
LAND REGISTRY  
TANGANYIKA  
REGISTRAR OF TITLES

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 3923/= Paid  
On Original Receipt Shs. 14439019  
of 22/06/2017 Land form No. 22  
Stamp Duty Office

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 100/= Paid  
Receipt No. 14439019  
of 22/06/2017  
Stamp Duty Office

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT 1999  
(NO. 4 OF 1999)  
**CERTIFICATE OF OCCUPANCY**  
(Under Section 29)

Title No. 167389 MG  
L.O. NO.730392  
LD/MK/4480

The 31<sup>st</sup> day of August Two thousand and Seventeen

THIS IS TO CERTIFY that **KOMBO MAKAME MKANJI** of P.O. Box 42129 DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the land") for a term of **ninety nine** years from the first day of **April, Two thousand and seventeen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, 2017, shall thereafter pay rent of shillings **seventy eight thousand seven hundred (78,700/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
  - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- DM 182701  
10/10/19  
0010
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the **Mkuranga District Council** (hereinafter called "the Authority").
  - (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Authority.
  - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the authority.

3. The Occupier shall further

- (i) Make and maintain of the land throughout the term adequate arrangement for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
- (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
- (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
- (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land and the buildings to be erected thereon shall be used for **Service Trade Purposes only**, Use Group 'M' use classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulation, 1960 as amended in 1993.

5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.

7. The President may revoke the right for good cause or in public interest.

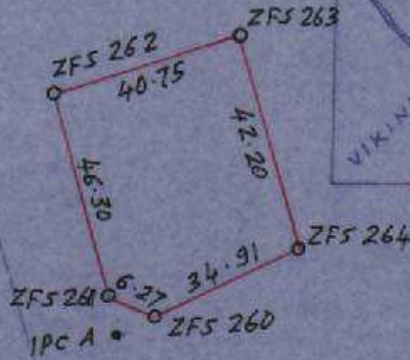
# MKURANGA DISTRICT

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LOCATION VIKINDU  
BLOCK B  
PLOT No 21  
L. O. No 730392  
AREA 1873 m<sup>2</sup>

LOCATION SKETCH :

Sheet N° 204/2 Scale 1:50,000



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This plan, prepared in accordance with Registered Plan No  
**90281**

is approved for purpose of the Land Registration ordinance  
for Director of Surveys and Mapping. ~~1/1/07~~ Date 11/07  
Ministry of Lands, Housing and Human Settlements  
Development Dar-es-Salaam

The issue of this plan implies no guarantee  
or admission of title by the Government

**SCHEDULE**

ALL that land known as **Plot No. 21 Block "B"** situated at **Vikindu** in **Mkuranga District** Containing **one thousand eight hundred seventy three (1873) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **90281** deposited at the Office of the Director for Surveys and Mapping at **Dar es Salaam**.

Given under my hand and my official seal the day and year first above written



*Handwritten signature of the Assistant Commissioner for Lands*

**ASSISTANT COMMISSIONER FOR LANDS**

I, the within named **KOMBO MAKAME MKANJI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** by the said **KOMBO** )  
**MAKAME MKANJI** who is known to me personally )  
/identified to me by **RIZKI CHAGIE** )  
the latter being known to me personally in my presence )  
this **21st** day of **August** 2017 )

*Handwritten signature of the witness*

Witness's )  
Signature: **Rizki** )  
Postal Address: **P.O. Box 77542 Dsm** )  
Qualification: **Advocate** )

