

HALMASHAURI YA JIJI LA DODOMA

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Kumb.Na.CCD/LD/HMD/L.20/10



Ofisi ya Mkurugenzi,
Halmashauri ya Jiji,
S.L.P. 1249,

DODOMA.

Tarehe: 11/05/2020.

Afisa Mtendaji Mkuu,
Cheap House Building Services,
SLP 32698.
Dar es Salaam

Yah; **MAOMBI YA MAENEO—(HOUSING ESTATE PLOTS DODOMA)**

Tafadhali husika na kichwa cha habari hapo juu,

Ofisi ya Mkurugenzi wa jiji la Dodoma inakiri kupokea barua yako ya tarehe 09/04/2020 yenye kichwa cha habari hapo juu.

Napenda kukujulisha kuwa ombi lako la kutaka Maeneo ya Housing Estate yamepokelewa na maeneo yaliyopo ni Ihumwa, Kitelela na Mapinduzi na Chahwa.

Kwa barua hii unaweza kuja ofisi ya Mkurugenzi wa jiji la Dodoma karibu na sabasaba ili uweze kuchagua viwanja hivyo.

Nashukuru kwa ushirikiano wako.

Zainabu .H. Manyike

Kny: MKURUGENZI WA JIJI LA

DODOMA

SALE AGREEMENT

An Agreement is made this 13th day of January, 2024

Between

ALLNUUR HASSAN MTALLY of P.O. Box 1249, DODOMA (here-in-after called the **Vender**) on the one part,

And

C.H.B.S LIMITED of P.O. Box 32698 Dodoma (here-in-after called the **Purchaser**) on the other part.

WHEREAS:

The Seller has presented to the Purchaser that he is the lawful owner of surveyed Plots No.43 Block "EE", Mtumba Area Dodoma measuring Sqm 1226 (here-in-after called the Properties);

The Seller is desirous of selling the properties to the Purchaser and the Purchaser is desirous of acquiring the same for consideration of Tanzania Shillings Twelve Million (12,000,000/=).

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:

1. The Seller hereby sells the properties to the Purchaser and the Purchaser hereby purchases the said properties hereinabove referred subject to covenants herein stipulated but otherwise free from any encumbrances whatsoever.
2. The Seller has offered to sell and the Purchaser has accepted to acquire the properties in consideration of Tanzania Shillings Twelve Million (12,000,000/=). in total which shall be paid on the day of signing this agreement.
3. The Seller shall give the Purchaser, on the day of signing this agreement, all relevant documents in his possession relating to the properties and all other documents required for the registration of certificate of occupancy in the name of the Purchaser.
4. The parties hereto agree that they shall execute Deed of Transfer for the conveyance of the property by the Seller to the Purchaser in accordance with the law.
5. The Seller shall bear and pay Capital Gains Tax in accordance with the law.
6. The Purchaser shall bear all other costs such as stamp duty on the transfer, disbursements, consent fee, registration fee and other charges arising out of and in connection with or incidental to the preparation of this Agreement and/or Deed of Transfer.

7. In the event that the Commissioner for Lands withholds his consent or refuses to register certificate of occupancy in the name of the Purchaser for whatever reason parties hereto shall revert to their respective positions in which they were before entering into this agreement and all monies received by the Vendor from the Purchaser shall be refunded to the Purchaser.

IN WITNESS WHEREOF the parties have hereunder put their hands on the date and year first above stated.

SIGNED and DELIVERED by the said ALLNUUR HASSAN MTALLY who is known to me personally/identified to me by.....the latter being known to me personally
This.....13.....day of.....JANUARY.....2024

AH
.....
VENDOR

BEFORE ME:

NAME: CHARLES BOAZ
SIGNATURE: *CB*
ADDRESS: P.O Box 2890 Dodoma
QUALIFICATION: Advocate



SIGNED at DODOMA by the Principal Officer of the said CH.B.S LIMITED and DELIVERED
This13..... day ofJANUARY....., 2024

PURCHASER

Signature: *Patrick*
Name: PATRICK LUBANGO NKANDI
Designation: CHIEF EXECUTIVE OFFICER
Postal Address: 32698 DSM

BEFORE ME:
NAME: CHARLES BOAZ
SIGNATURE: *CB*
ADDRESS: P.O Box 2890 Dodoma
QUALIFICATION: Advocate



DRAWN BY:
CHARLES BOAZ, Advocate
COMPETENS INTERNATIONAL ATTORNEYS
P.O. BOX 2890
DODOMA

