



JAMHURI YA MUUNGANO WA TANZANIA

OFISI YA RAIS  
TAWALA ZA MIKOA NA SERIKALI ZA MITAA  
HALMASHAURI YA MANISPAA KIGAMBONI  
[Barua zote zipelekwe kwa Mkurugenzi wa Manispaa Kigamboni]



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Baruapepe: info@kigamboni.go.tz  
Tovuti: www.kigamboni.go.tz

S.L.P. 36009,  
KIGAMBONI,  
DAR ES SALAAM,



**Unapojibu tafadhali taja:**

Kumb. Na. KGMC/LD/SB/MS/VOL.II/66

Tarehe 11/06/2024

Mkurugenzi Mtendaji,  
Kituo cha Uwekezaji Tanzania (TIC),  
Ghorofa ya Kwanza, Jengo la Golden Jubilee,  
S.L.P 938,  
**DAR ES SALAAM.**

Yah: **UTHIBITISHO WA UMILIKI WA VIWANJA NAMBA 401, 403, 404, 405 NA 406  
KITALU 'X' ENEO LA KIGOGO KISARAWE II-KIGAMBONI MANISPAA**

Tafadhali rejea somo tajwa hapo juu na barua yako yenye kumb.  
CA.148/234/01G/42 ya tarehe 07 Machi, 2024.

2. Historia viwanja tajwa hapo juu vilikuwa vinamilikiwa kienyeji na Kampuni ya Kigamboni International Business Center Company Limited ya S LP. 36153, Dar es Salaam kama shamba, Kampuni husika iligharamia zoezi la upangaji na upimaji wa viwanja husika na kufanikisha kupatikana kwa mchoro wa mipangomiji namba **TEMI/55/52015** uitwao Ammendment of Kigogo Kisarawe II sambamba na kupatikana kwa ramani ya upimaji namba **97669** iliyosajiliwa kwa namba **E<sup>1</sup>1/304/151**.

3. Viwanja husika vimepangwa kwa matumuzi ya Yardi Mnamo tarehe **30/11/2023** Kampuni ya Kigamboni International Business Centre iliingia mkataba wa mauziano ya viwanja husika na kampuni ya Stanzgate Group Limited ambayo ni kampuni ya kigeni (wana hisa wake ni raia wa kigeni).

4. Kwa barua hii, Mkurugenzi wa Halmashauri ya Manispaa ya Kigamboni anaomba kuwasilisha taarifa ya kuhusu uthubitisho wa umiliki na viwanja husika kama ulivyoomba katika barua yako, na hivyo kuwezesha katika taaratibu nyingine za usajili wa mradi kwa mwekezaji wa kampuni tajwa hapo juu kuendelea na baada aweze kumilikishwa viwanja husika chini ya fungu namba **19** na **20** ya Sheria ya Ardhi namba **4** ya mwaka **1999**.

5. Nashukuru kwa ushirikiano wako.



Shadrack Haule

Kny: MKURUGENZI WA MANISPAA YA KIGAMBONI.

**Nakala:**

Kamishna wa Ardhi Msaidizi,  
Mkoa wa Pwani,  
1 Mtaa wa Ardhi,  
S.L.P 9132,  
**11477 DAR ES SALAAM.**

Meneja,  
Stanzgate Group Limited,  
**DAR ES SALAAM.**

Notarized True Copy of the Original  
**Gratian Bernard Mali**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Signature]*  
Date: *10/12/2023*

Dated as of the 23<sup>rd</sup> day of October 2023

**KIGAMBONI INTERNATIONAL BUSINESS CENTER CO. LTD**  
(as the Vendor)

- a n d -

**STANZGATE GROUP LIMITED**  
(the Purchaser)

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**AGREEMENT FOR SALE**

PLOT NOs. 401, 403, 404, 405 and 406, BLOCK 'X' OF SURVEYED PLAN NO. 97669  
SITUATED IN KIGOGO STREET, KISARAWA II WARD, KIGAMBONI  
MUNICIPALITY, DAR ES SALAAM

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DRAWN BY:

Kigamboni International Business Center Co.  
Limited, P. O. Box 36443,  
Dar es salaam

*[Handwritten marks]*  
M3-4

*[Handwritten mark]*

**SALE AGREEMENT**

This agreement is made the 25<sup>th</sup> day of OCTOBER 2023

**BETWEEN**

**KIGAMBONI INTERNATIONAL BUSINESS CENTER CO. LIMITED**, a limited liability company, incorporated and operating under the laws of Tanzania, of P.O. Box 36443 Dar es Salaam Tanzania hereinafter referred to as the **"Vendor/Seller"** where the context so admits shall include his agents, assigns and legal representatives of the first part; and

**AND**

**STANZGATE GROUP LIMITED** a limited liability company, registered and operating under the laws of Tanzania, P.O. Box 40831 Dar es Salaam, hereinafter referred to as the **"Purchaser/Buyer"** whereas the context so admits shall include his executors, assigns and legal representatives of the second part;

**WHEREAS:**


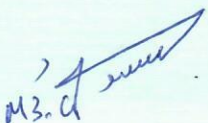
- (A) The Vendor is the legal and registered owner of plot 01, 403, 404, 405 and 406, BLOCK 'X' OF SURVEYED PLAN NO. 97669 SITUATED IN KIGOGO STREET, KISARAWA II WARD, KIGAMBONI MUNICIPALITY, DAR ES SALAAM hereinafter referred to as **"the Demised Property"**).
- (B) The Vendor has offered and is desirous to sell, the said Plot Nos. 401, 403, 404, 405 and 406 of surveyed land to the Purchasers together with all exhausted and unexhausted improvements made, carried and undertaken on the land; and the Purchasers has agreed to buy the said landed property from the Vendor on the terms and conditions hereinafter appearing; and
- (C) That the Demised Property occupies an area Measuring 9,994.00 Square Metres and is reserved for investment activities.

**NOW THEREFORE THIS AGREEMENT WITNESSETH** as follows: -

1. That, in consideration of payment of **Tanzania Shillings Eighty Million (TSHS.80,000,000)** (the purchase price) by the purchaser, the Vendor hereby sells the demised property, to wit Plot Nos. 401, 403, 404, 405 and 406 totalling 9,994.00 Square Metres of the Surveyed Land to the Purchaser and the Purchaser hereby purchases and acquires the Property on the terms and conditions set forth herein below.

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2. That, on signing of this agreement, the purchaser shall pay the Vendor an initial (1<sup>st</sup> instalment) of Tshs.80,000,000 and the signature of the parties hereto signifies that the Vendor has been paid and received the said amount.
3. That, the Purchasers shall pay the Purchase Price aforementioned through the Vendor's bank account with the following details:  
**Account Name: KIGAMBONI INTERNATIONAL BUSINESS CENTER  
COMPANY LTD**  
**Account No: 0150385963100**  
**Bank Name: CRDB BANK**  
**Branch: AZIKIWE - DAR ES SALAAM**  
**Currency: TZS**
4. That, the Selier shall be responsible for capital gain tax as shall be assessed by the authority and related fees thereof. The purchaser shall be responsible for stamp duty and legal fees relating the process of registration of transfer of title.
5. The Property is with vacant possession sold free from all mortgages, charges and other security interests, restrictions, cautions, inhibitions, equities, easements, quasi-easements, rights of light and way, overriding interests and all other encumbrances whatsoever.
6. The Purchaser shall be fully responsible for transferring ownership of title from the Vendor to them and/or obtaining all regulatory approvals from the Tanzania Investment Centre that are required in relation to ownership and development of the property.
7. That except as herein expressly provided, it shall be the responsibility of the Purchaser to pay appropriate registration charges, taxes, land premiums, stamp duty, disbursements, consent fee, registration fee, legal fees and other charges arising out of and in connection with or incidental thereto except capital gain tax.
8. The Vendor hereby unconditionally and irrevocably confirm and warrant that all the terms and conditions affecting the Property have been complied with and that neither the Vendor nor any other person has breached any of the said terms and conditions affecting the Property and the Vendor hereby further irrevocably and unconditionally warrant and confirm that they will

  
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continue to comply with all the said terms and conditions affecting the Property until the Completion Date and that no person other than the Vendors has any right or title to the Property and the Property has not been and will not be allocated to any other person.

9. That save as aforementioned the property is sold free from mortgage or any encumbrance whatsoever and in any case should the **Purchaser** be called upon to pay and/or discharge any liability owing to the property as at the date of execution hereof, the Vendor will immediately indemnify the Purchaser.
10. That, no failure or delay on the part of either party in the exercise of any right hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or of any other right. All rights and remedies under this agreement are cumulative to, and not exclusive of any rights or remedies otherwise available under this contract or the law.
11. That, this agreement represents the entire understanding by and between the parties and supersedes any or all previous arrangements, whether oral or written by and between the parties. No representations, warranties or other terms and conditions of whatever nature not contained or recorded herein shall form part of this agreement.
12. All alterations and amendments to this Agreement shall be valid only if they are made in written form and duly signed by both parties.
13. This Agreement shall be executed in triplicate and each copy shall serve the purpose of the original.
14. This Agreement shall be governed by the Laws of Tanzania.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement on this \_\_\_\_\_ day of \_\_\_\_\_ 2023 and in the manner hereinafter appearing.


**SEALED with the COMMON SEAL of** the  
said **KIGAMBONI INTERNATIONAL BUSINESS**  
**CENTER CO. LTD** and **DELIVERED**  
day of ..... 2023 by  
Name: HUSSEIN A. HUSSEIN

.....  
SEAL



*M3.4*


*[Handwritten mark]*

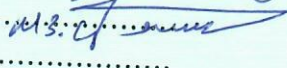
Signature:   
Qualification: DIRECTOR  
Address: 36443

Name: .....  
Signature: .....  
Qualification: DIRECTOR  
Address: 36443


**SEALED with the COMMON SEAL** of the  
said **STANZGATE GROUP LIMITED**

and **DELIVERED** this 25th  
day of October 2023 by

Name: GANAL MURGOS MURAD GEORGI  
Signature:   
Qualification: DIRECTOR  
Address: .....

Name: Murad Murgos Murad Georgi  
Signature:   
Qualification: Director  
Address: .....

WITNESSED BY

  
Box 40831  
DSM

