MKATABA WA KUPANGISHA ENEO LA BIASHARA (GODOWN)

(LEASE AGREEMENT)

Mkataba huu umefanyika leo tarehe ...13......Mwezi...02.....2024

Kati ya

HAMZA HASSAN LEMA mkazi wa Dar es salaam, mwenye nambari za simu 0763 656767 ambae kwenye mkataba huu anatambulika kama **"MPANGISHAJI"**.

NA

LEVITIQUE GENERAL BUSINESS AND TRADING LIMITED ni kampuni yenye nambari ya usajili 157-238-043 inayopatikana Dar es salaam, ambayo kwenye mkataba huu inatambulika kama **"MPANGAJI"**

MPANGISHAJI NA MPANGAJI KWA PAMOJA WAMEKUBALIANA

KWAMBA:-

1. **KODI/MALIPO NA MUDA WA MKATABA**

   a) Mwenye eneo amempangisha Mpangaji eneo la biashara (GODOWN) **lililopo mtaa wa VISIGA SHULE (SEGERENI), kata ya VISIGA, Wilaya ya KIBAHA, mkoa wa PWANI, ENEO LENYE UKUBWA WA EKARI 5** kwa kipindi cha **miaka mitatu (3) kwa malipo ya 2,500,000/= TZS (MILIONI MBILI NA LAKI TANO Tu)** kwa kila mwezi, ambazo zitalipwa zote kwa pamoja.

   b) Malipo yatalipwa kwenda kwenye benki akaunti ya mpangishaji ambae ni HAMZA HASSAN LEMA na taarifa zake za benki ni **CRDB, VIJANA BRANCH, ACCOUNT NO. 0152412998500**

   c) Mwenye eneo ametoa bure muda wa ...Siku Tano (Kama Grace Period.)... Kama sehemu ya muda wa maandalizi ya shughuli za biashara ambazo zinatarajiwa kuanza kwenye eneo hilo linalokodiwa. Hivyo basi, Mkataba utaanza kuhesabiwa rasmi kuanzia tarehe ..13... mwezi ..02.... 2024 mpaka tarehe 18... Mwezi ..05... 2027 (miaka mitatu (3))

2. **<u>MAKUBALIANO MENGINE NI KWAMBA:</u>**

a) **Mpangaji** atatumia eneo hilo kwa ajili ya shughuri za biashara.

b) **Mpangaji** ataheshimu sheria zote na taratibu halali zinazokubalika na jamii ili kudumisha usalama watu na mali zao.

c) **Mpangaji** ataweka eneo hilo katika hali ya usafi wa kuridhisha nje na ndani ya eneo ikiwa ni pamoja na utunzaji wa nyaya na vifaa vya umeme ambavyo ni **MALI YA TANESCO** vilivyomo kwenye eneo.

d) **Mpangaji** haruhusiwi kumpangisha au kubadilishana upangaji na mtu mwingine (kupasiana pango au ku sub-lease/let) eneo aliyopangishwa, pia asije akafanya matengenezo yoyote ya kiujenzi katika eneo hilo bila ya kushauriana na kupata kibali kutoka kwa **mwenye eneo.**

e) **Mpangaji** atamruhusu **mpangishaji** au/na **Maofisa Wakaguzi wa Luku** kutoka **Tanesco** kuingia muda na wakati unaofaa (official hours) kuona na kufanya matengenezo yatakayohitajika baada ya kupeana taarifa na **Mpangaji Au Mwakilishi Wake** ilimradi matengenezo hayo hayatachukua muda mrefu au kusababisha uhamishaji nje wa vifaa vya kazi katika eneo hilo.

f) **Mpangaji** atamruhusu **Mwenye eneo** kufanya matengenezo/maboresho yanayoweza kuhitajika kwenye eneo ilimradi hayatamletea **Mpangaji** bugudha au kusababisha kuhamisha vifaa vyake vya kazi. Hili litafanyika baada AU kwa kadiri watakavyo kubaliana mpangaji na Mwenye nyumba.

g) Mpangaji atalipia umeme (LUKU) na Maji au huduma zingine za kijamii kulingana na matumizi yake kwa muda unaohitajika.

3. **<u>PIA PANDE ZOTE ZIMEKUBALIANA KWAMBA:</u>**

a) **Mwenye nyumba** atalipia kodi ya kiwanja/eneo (Land fee), kodi ya Majengo (Property Tax) na zinginezo kwa mujibu wa sheria za Halmashauri ya mji.

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b) Endapo **Mpangaji** atanuia kuendelea kupanga kwenye eneo hilo kwa kipindi kingine baada ya kipindi cha mktaba huu kumalizika, na ikiwa nia yake ipo, atampa Mwenye eneo taaarifa kwa maandishi si chini ya siku 30 (Mwezi mmoja) kabla ya kumalizika kwa kipindi kilicho kubaliwa katika mkataba huu na iwapo hakuna ukiukaji wa makubaliano yoyote yaliyo katika mkataba huu.

c) Endapo kutatokea dharura kwa upande wa mwenye eneo kuhitaji eneo lake kabla ya muda wa mkataba huu kumalizika, Mwenye eneo atampa Mpangaji taarifa ya **Miezi 2** (Miwili) kutoka kwenye eneo hilo.

d) Mpangaji atahakikisha kuwa haachi "**Outstanding Bills**" zake zozote endapo atahitajika kutokuendelea na mkataba.

HIVYO BASI, pande zote mbili zimekubaliana kama inavyoelezwa hapo juu kwenye mkataba huu na wamethibitisha kwa saini zao hapa chini;-

MPANGISHAJI WA OFISI

Jina: HAMZA HASSAN LEMA

Saini: ....

Cheo: Mmiliki wa Eneo Visiga.

Tarehe: 13/02/2024.

JINA LA MPANGAJI WA ENEO LA BIASHARA

LEVITIQUE GENERAL BUSINESS AND TRADING LIMITED

Jina la Mkurugenzi Mtendaji: MICHAEL ZENG

Saini: MIKAMIAMB.

Cheo: C.E.O

Tarehe: 13/02/2024

MAKUBALIANO YAMEFANYIKA MBELE YA:

JINA: JAMES CASTORY KIWALE

CHEO: WAKILI

SAINI: ....

TAREHE: 13-02-2024

James Castory Kiwale
Box 77565 Dar es Salaam
Advocate, Notary Public
& Commissioner for Oaths

TRA
STAMP DUTY
TSh. 300,000/= collected
Receipt No. 924452892261 Date 02/03/2024

Regional - Manager Tegeta Tax Regio

Control No: 9984115289261

TANZANIA REVENUE AUTHORITY

ISO 9001: 2015 CERTIFIED

Tax Payment Slip

Name of Account Holder(s): N/A
Bank Account Number: N/A
Name of Commercial Bank: N/A
Mobile Phone: 0719418686

Please transfer from my/our account the amount of TZS 1,050,000.00
Amount in Words: One Million Fifty Thousand Only

Value Date: 07/03/2024
To: N/A
Tanzania Revenue Authority

Account Number: **N/A**
SWIFT Code: **N/A**
Control Number: **9984115289261**
Taxpayer TIN: **157238043**
Taxpayer Name: **LEVITIQUE GENERAL BUSINESS AND TRADING LIMITED**

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Withholding Tax - Rental (Land and Building) Individual Resident	702580112	11111125	750,000.00
2	Stamp Duty Other than Sales of Revenue Stamp	702580229	11610127	300,000.00

Signature .... Date..7../..03/2024
Signature.................................. Date...8/03/20.24

Bank use only
Reference number

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.

Printed from TRA-RGS

Date: Thursday, 07 March 2024 Time: 16:47:56 (04:47:56 PM)

DE TMS

https://portals.crdbbank.co.tz:99/en/post#

FOR BANK'S USE
(KWA MATUMIZI YA BENKI)

CRDB BANK
The bank that listens

CRDB BANK PLC
CASH DEPOSIT/WITHDRAWAL FORM
FOMU YA KUWEKA/KUTOA FEDHA TASLIM

Date/**Tarehe** 2024-03-08 14:17:26

Branch/**Tawi** Mwenge Branch

Account Number
Namba ya Akaunti 0150513982800

Account Holder's Name
Jina la Mwenye Akaunti COMMISSIONER FOR DOMESTIC

Deposit/Withdrawal
Kuweka/Kutoa GePG PAYMENTS

Amount and Currency
Kiasi na aina ya Fedha 1,050,000.00 TZS

CR

Transaction No.

Teller I.D

CRDB BANK PLC RECEIVED 08 MAR 2024 TELLER 1 MWENGE BRANCH, 338

FS57E21700908656

Signature/Sahihi Nesta Chalya

Name:LEVTIQUE GENERAL BUSINESS AND TRADING LIMITED

Mobile:255719418686

Bill No: 991115293261

Customer/**Mteja**

Teller/Mhasibu Fedha

Provider: TRA-Commissioner for Domestic Revenue

Email: diana.sadull@gmail.com

Description: TAX REVENUE BILL

This receipt will be valid **only** if printed, signed by the customer; countersigned and stamped by the teller.