

HALMASHAURI YA WILAYA YA MAFIA

OFISI YA AFISA MTENDAJI,  
KIJJI CHA DONGO,  
S.L.P 85,  
MAFIA

TAR. 10/11/2025

NDG. MAFIA ISLAND ROAD  
.....  
.....

**YAH: UTHIBITISHO WA UMILIKI WA ENEO** OMARI HAJI NGWALI

Husika na mada tajwa hapo juu.

Ofisi yangu inathibitisha kuwa anamiliki eneo kitongoji cha SIKULA

Lenye ukubwa wa urefu <sup>GRUHI</sup> 16.8 Upanda ..... Magharibi .....

Mashariki ..... Kusini ..... Kaskazini .....

AMERITHI KUTOHA KWA MAREHEMU BABA YAKO MTAZI.

**MIPAKA**


KUSINI FAMILIA YA MAREHEMU HAJI NGWALI JUMA

KASKAZINI MOHAMEDI MBALAWA MWICHANGA, MBARAKA SELEMARI, HATIBU SELGMAJI

MASHARIKI NJIA, HATIBU SELEMARI MWICHANGA, ZUI ELI BILASHI NTENJE

MAGHARIBI SAABI MIKIDADI, FAMILIA YA MAREHEMU SAABI ALI NJIA

Kwa uthibitisho wa Mwenyekiti wa kitongoji cha SIKULA

Ndugu HASSANI SALBI HAMSINI 

H. M. MADARA  
.....  
.....

**Afisa Mtendaji Kijiji  
Kijiji cha Dongo**



4. That the Purchaser will undertake to apply and pay for all the transfer fees from the relevant authorities at his own costs.
5. That the purchaser herein understands that according to Land Act he has to undertake necessary steps to properly enjoy the land herein under the laws of the country.
6. That the letter from village executive officer confirming the land herein is free from any encumbrance and the land belongs to vendor shall form part of this contract.
7. That consent of the vendor wives is obtained and their consent shall form part of this contract.
8. That after payment of the agreed amount vendors shall lose all rights and the buyer will be free to clear the plot (plot clearance) and any other development as he deems fit
9. That this agreement has been entered into by the parties on mutual understanding and any misunderstanding between the parties herein will be settled amicably by referring the dispute to an impartial arbitrator agreeable to both of the parties however if the arbitrator failed to reach amicable solutions each party is at liberty to resort to court of laws.

IN WITNESS WHEREOF both of the parties have duly executed these presents in the manner and on the day and year hereinafter appearing.

SIGNED and DELIVERED at MAFIA by  
*(Signature)* who is known/  
 identified to me by .....  
 the latter being known to me personally my presence  
 this 12 day of July 2025

*(Signature)*  
 VENDOR



BEFORE ME,

Name: Simon Londifa  
 Signature: (Signature)  
 Qualification: A BUNDA  
12/07/2025



MASHARIKI  
JINA: ZULEIKA BRINDA NJENJE SAHIHI Z.B SIMU 0651935367

KUSINI  
JINA: ANI HAJI NGWALI SAHIHI A.H SIMU 0673178983

MAGHARIBI  
JINA: SAADU MUKIDABU MABROUK SAHIHI S.M SIMU 0715286462

Mimi Afisa Mtendaji wa Kata/Afisa Mtendaji wa Serikali ya Kiji/Mwenyekiti wa Serikali ya Kiji  
ninathibitisha kwamba eneo/kiwanja hili/hiki ni mali yake mwamba, na linataa kuendelezwa  
hivyo apewe kibali cha ujenzi anachoomba.

Mwenyekiti wa Serikali ya Kiji/Mtaa wa DONGO


Jina: MOHAMED JUMA KURARA

Saini na mhuri: 

Tarehe: 17/10/2025

Afisa Mtendaji wa Serikali ya Kiji/Mtaa wa DONGO


Jina: IBRAHIM R. AMU

Saini na mhuri:  AFISA MTENDAJI  
KIJI CHA DONGO  
WA-14-PHAKI

Tarehe: 17/10/2025

Afisa Mtendaji wa Kata ya KIUNDOHI

Jina: ANINA J. IGAMBANGWA


Saini na mhuri: 

Tarehe: 23/10/2025

AFISA MTENDAJI WA KATA  
KATA IGAMBANGWA  
KIUNDOHI  
WA-14-PHAKI

Ninathibitisha kwamba taarifa nilizotoa ni za kweli na kwamba eneo hili ni mali yangu mimi  
mwenyewe na endapo atatokeza mtu mwingine kudai haki juu ya eneo au na hakupathibitika  
kuwa taarifa nilizotoa si za kweli nitawajibika mimi mwenyewe na Halmashauri halitahusika kwa  
namna yoyote ile.

Jina la Mwombaji: KIZITO ALPHANZE LUFUNEA

Saini: 

Tarehe: 18/10/2025

Simu: 0655819844

CONSENT BY THE SPOUSES. Ms. MWANADI ALI OMARI

I, Mrs. MWANADI ALI, being the wife of the Vendor herein one Mr. OMARI HAJI MNGWALI, hereby consent to the sell of our farm located at DONGO SKULA, Mafia District, to MAFIA ISLAND ESTATE AND ACCOMODATION as per the above agreement reached.

SIGNED and DELIVERED in MAFIA by the said Mrs. MWANADI ALI who is known /identified to me by ..... the latter being known to me personally this 12<sup>th</sup> day of April, 2025

X *[Signature]*  
VENDOR'S WIFE

Witness:

Signature: *[Signature]*  
Postal Address: Box 85 Mafia  
Qualification: Advocate  
Date: 12/04/2025



CONSENT BY THE SPOUSES. Ms. Fatuma Attimodi Salum

I Mrs. Fatuma Attimodi Salum being the wife of the Vendor herein one Mr. OMARI HAJI MNGWALI, hereby consent to the sell of our farm located at DONGO SKULA, Mafia District, to MAFIA ISLAND ESTATE AND ACCOMODATION as per the above agreement reached.

SIGNED and DELIVERED in MAFIA by the said Mrs. Fatuma Attimodi Salum who is known /identified to me by ..... the latter being known to me personally this 12<sup>th</sup> day of April, 2025

X F. A. SALUM  
VENDOR'S WIFE

Witness:

Signature: *[Signature]*  
Postal Address: Box 85 Mafia  
Qualification: Advocate  
Date: 12/04/2025



Witness,

Name: HATIBU HAJI NGWALI

Signature: *[Handwritten Signature]*

Qualification: KAKA  
12/01/2025

SIGNED and DELIVERED at MAFIA by  
TORSTEN SCHMITZ on behalf of  
MAFIA ISLAND ESTATE AND  
ACCOMODATION who is known/  
identified to me by

the latter being known to me personally my presence  
this 12 day of 01 2025

*[Handwritten Signature]*  
PURCHASER

BEFORE ME,

Name: *[Handwritten Name]*

Signature: *[Handwritten Signature]*

Qualification: *[Handwritten Qualification]*  
12/01/2025

Witness

Name: *[Handwritten Name]*

Signature: *[Handwritten Signature]*

Qualification: *[Handwritten Qualification]*

Date



**HALMASHAURI YA WILAYA YA MAFIA**  
BARUA ZOTE ZITUMWE KWA MKURUGENZI MTENDAJI WA WILAYA



**FOMU YA MAOMBI YA KIBALI CHA UJENZI KWENYE  
MAENEO YALIYOPIMWA**

**KUMBUKUMBU ZA UHAKIKI WA UMILIKI**

- (1) ENEO LILILOHAKIKIWA WILAYA ..... MAFIA .....  
KATA ..... KILINDONI .....  
KIJIJI/MTAA WA ..... DONGIO .....  
JINA LA ENEO ..... SKULA .....  
(2) MAJINA MATATU YA MWOMBAJI ..... KIZITO ALPHONCE LUFUNGA .....  
S. L. P. .... BARUA PEPE kizitolufunga@gmail.com .....  
NAMBA YA SIMU ..... 0655819844 .....

(3) AINA YA JENGO (TIKI V)

GHOROFA

MFUTO

KAMA NI GHOROFA NGAPI .....

(4) MATUMIZI YA JENGO ..... NYUMBA ZA KULAZA WAGENI .....

(5) UKUBWA ENEO ..... HEKALI 16.7 .....

(6) MUDA MWOMBAJI ALIOKAA KATIKA ENEO ..... HAKUWAHI KUKAA .....

(7) MAENDELEZO YALIYOPO ..... HAKUNA MAENDELEO YOTOTE .....

(8) MAELEZO YA ZIADA .....

**MAJIRANI:**

**KASKAZINI**

JINA: MOHAMED MUBALWA MUMHANGE SAHIHI ..... SIMU 0915-321071

23/10/2025

~~MUHAFASATI WA MAJUMBUURIO YA KATIUMBE WA~~  
 KUKAO CHA HALMAASHURI YA KISI DONGO MAALUM  
 CHA TAREHE 23/10/2025 NA MUWEKETAJI

	JINA KAMILI	KIADHIFA	SAINI
01.	MUHAMMADU JUMA KUBANKA	M/Kiti	
02.	H. M. MADARA	VEO	
03.	AMBU ABUSARI NASSORO	M/Kiti TEREM	A. Nassoro
04.	RAYMONA NALIGA ALIMAS	MJUMBE	
05.	OMARI JUMA MUMILIMU	M/Kiti - KATIUMBE	
06.	OMARI ABO MNGIWAZI	M/KITIUMBE	
07.	LUMBA JUMIA BAKARI	M/KITIUMBE	
08.	TAIBU LAUST MOHAMED	M/Kiti	
09.	SEFU ALY MUMBE	Mjumbie	
10.	HADJA HATIBU AHMADI	MJUMBE	
11.	MUACHUMU ALY SAINI	MJUMBE	
12.	KOMIST SUGUA MACE	MJUMBE	
13.	NADMA HUSSEIN MOHAMED	MJUMBE	
14.	ALSHA HASAN MOHAMED	MJUMBE	
15.	SELEWA ALY MUMBE	MJUMBE	A.H.M
16.	PLACKSERA ELIAS CHINA	MJUMBE	
17.	IBRAHIMU ALY MUMBE	M/Kiti	
18.	MUHARABI J.B. KIPANGE	MJUMBE	
19.	KIZITO ALPHONZE LUTUNGE	MUMBE (2X)	
20.	JASSANI S. HAMISINI	M/Kiti - SUGUA	
21.	IBRAHIMU Q. ALY	AFO	

FIG. 11 ENDA  
 (UJI CHA DONGO  
 WA - P. 11)

Kupata kibari cha ujenzi, ndio atakus  
i kukaa na Serikali ya kisiji kujua kuna  
changamoto ipi na kuona namna ya kusaidi  
ana kuitatua.

Baada ya maelezo hayo wajumbe  
wameruhusu kuendelea na taratibu za  
zaidi za kisheria. Iki apate kupiniwa  
na kupatiwa licho kibari cha ujenzi.

MWATI AG. 03. KUFUNDA KUKAO.

Mwenyekiti amefunga kikao saa  
11:35 asubuhi.

SANI YA MWATI:

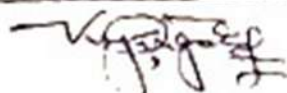

  
MOAD J. KIBARA

FIG. 11 ENDA  
OJJI CHA DONGE  
MA=11-P/111

SANI KATIBU

  
H. M. MADARA.