MKATABA WA KUUZIANA NYUMBA

Mkataba huu umefanyika leo tarehe...22....Mwezi....01. 2024

KATI YA

RICHARD LANJITI MALAVAGA wa S. L. P 720, IRINGA (ambae katika mkataba huu atajulikana kama "**MUUZAJI**" jina likalotumika na Warithi wake pale itakapobidi) kwa upande mmoja.

NA

EXPANSE CO. LTD wa S.L.P 80208, IRINGA (ambaye katika mkataba huu atajulikana kama "**MNUNUZI**" jina litakalotumika na warithi wake pale itakapobidi) kwa upande wa mwingine.

Kwa kuwa, MUUZAJI ni Mmiliki halali wa NYUMBA iliyopo katika Kitongoji cha KIBAONI, Kijiji cha NDOLELA, Kata ya KIHOROGOTA, Halmashauri ya Wilaya ya Iringa, Mkoa wa Iringa.

Na Kwa kuwa, MUUZAJI kwa hiari yake mwenyewe amekusudia kuuza nyumba hiyo, **ILIYOKO NDANI YA ENEO LENYE UKUBWA WA EKARI MOJA (1)** kwa **MNUNUZI** na kwakuwa **MNUNUZI** yupo tayari kununua nyumba hiyo kwa makubaliano na Muuzaji.

PANDE ZOTE MBILI ZINASHUHUDIA YAFUATAYO:

1.0. **Kwamba,** Mnunuzi ananunua **NYUMBA** hiyo kwa kiasi cha fedha za kitanzania, Shilingi **Milioni nane tu (8,000,000/=)** (ambayo itajulikana kama bei ya mauziano).

2.0. **Kwamba**, mnunuzi analipa kiasi hicho cha fedha kwa awamu moja tu.

3.0. **Kwamba,** siku ya tarehe **22/01/2024**, mnunuzi atalipa kiasi cha shilingi Milioni nane (8,000,000/=) kwa **MUUZAJI.**

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4.0. **Kwamba,** Malipo hayo yatafanywa na **MNUNUZI** kwa kumkabidhi mkononi **MUUZAJI** mbele ya mashahidi wa pande zote mbili, kama walivyotajwa kwenye mkataba huu.

5.0. **Kwamba,** Muuzaji anamuuzia Mnunuzi NYUMBA hii ikiwa haina tatizo lolote **(without any encumbrances)** yaani haijawekwa rehani,na haina mgogoro wowote wa kisheria au vinginevyo.

6.0. **Kwamba,** nyaraka zozote zinazohusiana na NYUMBA na NYUMBA YENYEWE zitakabidhiwa kwa mnunuzi baada tu ya kukamilisha malipo.

7.0. **Kwamba,** Mnunuzi atawajibika kulipa gharama zote za kisheria zinazohusiana na mkataba huu.

8.0. **Kwamba,** iwapo kutatokea mgogoro wowote kuhusu mkataba huu basi mgogoro huo utasuluhishwa na hizi pande mbili na endapo itashindikana basi mgogoro huo utapelekwa kwenye mahakama zenye mamlaka na mgogoro huo.

9.0. **Kwamba,** Mkataba huu utasimamiwa na kuongozwa na Sheria za Jamhuri ya Muungano wa Tanzania.

KWA KUSAINI MKATABA HUU, Mnunuzi amemlipa **Muuzaji** kiasi cha fedha tajwa hapo juu kama **fedha ya mauziano**, na Mnunuzi amemkabidhi nyumba Mnunuzi kwa kuzingatia masharti kama yalivyoainishwa kwenye mkataba huu.

INASHUHUDIWA NA PANDE ZOTE MBILI ZIMETIA SAINI MKATABA HUU KAMA INAVYOONEKANA CHINI:

Mkataba UMESAINIWA na RICHARD LANJITI MALAVAGA ambaye nimefahamishwa kwake na .... ambaye ninamfahamu siku hii ya tarehe 22 mwezi wa 01 .2024.	Richard **MUUZAJI**

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Mbele ya SHAHIDI

Jina: HITLER RANJITI

Cheo: **SHAHIDI**

Saini...

MBELE YANGU

Jina ESTER ELIAS MSIGWA

Cheo: **KAMISHNA WA VIAPO**

Saini: ....

Ester Elias Msigwa
P.O. Box 390 Iringa
Advocate, Notary Public &
Commissioner for Oaths

Mkataba UMESAINIWA na EXPANSE CO. LTD ambaye nina mfahamu siku hii ya tarehe 22 mwezi wa 1 2024

MNUNUZI

EXPANSE COMPANY LIMITED
P.O. Box 80208
DAR ES SALAAM

Mbele ya MASHAHIDI

1. Jina PONSIANO MAYAGE
Saini...

MBELE YANGU

Jina ESTER ELIAS MSIGWA

Cheo: **KAMISHNA WA VIAPO**

Saini: ....

Ester Elias Msigwa
P.O. Box 390 Iringa
Advocate, Notary Public &
Commissioner for Oaths

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HALMASHAURI YA WILAYA YA IRINGA

OFISI YA SERIKALI YA KIJIJI

KATA YA KIHOROGOTA

IRINGA (V)

PICHA YA MUUZAJI **TAREHE** 2 .... **P**

MKATABA WA MAUZIANO YA EDSON ALIPHONC CHENGULA **KATI YA** EXPANSE CO LTD **MUUZAJI WA S.L.P** 108 **SIMU** 0716626336 **NA** EXPANSE. CO. LTD **MNUNUZI WA S.L.P** 80208 **SIMU** 07595588

Watajwa hapo juu kwa hiari yao bila kulazimishwa na wote wakiwa na akili timamu wamekubaliana kuuziana SHAMBA chenye/lenye ukubwa wa hatua/ekari EKALI TATU kwa bei ya Tshs MILIONI MBILI NA NUSU TU fedha ya kitanzania na mnunuzi amelipa fedha kwa muuzaji kiasi cha Tshs 2,500,000/= anadaiwa kiasi cha Tshs ....

leo Tarehe 22/6/2025

UTHIBITISHO

Mimi EDSON ALIPHONS CHENGULA nakubali kuwa mali tajwa hapo juu niliyomuuzia EXPANSE. CO. LTD ni mali yangu halali. Sijawahi kuiweka rehani na hakuna mtu yeyote kayejitokeza kutoa madai, na ikithibitika kuwa nimetumia udanganyifu niko tayari kurudisha fedha, fidia au kufikishwa mahakamani kujibu shitaka.

1. Jina la muuzaji EDSON ALIPHONS CHENGULA Saini [signature]
2. Jina la mnunuzi EXPANSE. CO. LTD Saini [signature]

MIPAKA YA ENEO HILI NI KAMA IFUATAVYO: -

1. Upande wa mashariki kimepakana/limepakana na BALABALA
2. Upande wa Magharibi kimepakana/limepakana na MTO WA MAJI
3. Upande wa Kaskazini kimepakana/limepakana na TAN. ROAD
4. Upande wa Kusini kimepakana/limepakana na ABERI LONGWA

MKATABA HUU UMEFANYIKA MBELE YA MASHAHIDI WAFUATAO: -

UPANDE WA MUUZAJI

1. FAUSTA KIFUSA Saini F. Kifusa
2. SPERIUS NYEMENOHI Saini [signature]
3. .... Saini ....

UPANDE WA MNUNUZI

1. HITLER RANJITI Saini [signature]
2. HALFANI GODFREY NGATA Saini [signature]
3. .... Saini ....

UPANDE WA VIONGOZI WA SERIKALI YA KIJIJI

1. ABELI CHENGULA (M/KIJIJI) Saini [signature]
2. .... Saini ....
3. .... Saini ....

NICKSON - C KAYURA

VEO - UHOMINYI

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SURVEY OF PLOTS No. 1 - 3

IRINGA DISTRICT - IRINGA REGION BLOCK A AT NDOLELA-ISMANI

SURVEY APPROVED

Signature: [signature]

REGIONAL LAND SURVEYOR IRINGA

Date: 07/11/2025

LOCALITY SKETCH

TAREF11 UTM Zone 3

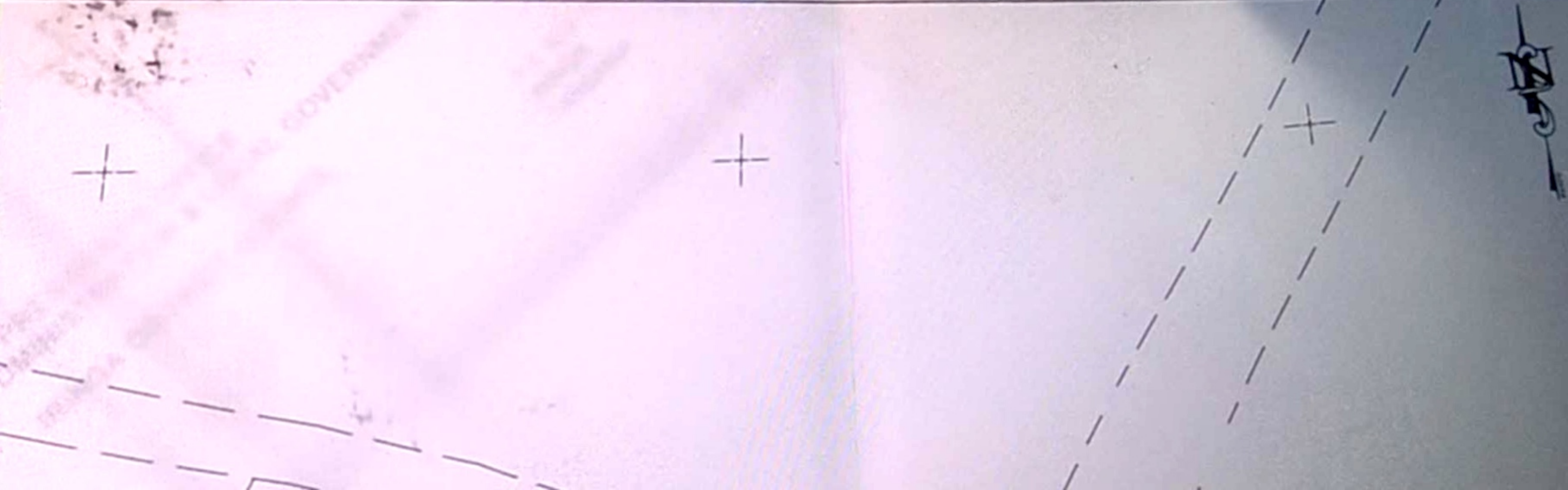
TP No.07/IDC/165 /07

SCALE 1:1000

E 14 474 197/IV SHEET 197/IV CC No. E 14 474/76	Amendments made by: 1. Sub-divided (Plot No.) 6/10/2025 2. 3. Photostat copies sent to: 1. 2. 3.	Plan drawn by ARCHARD. KAIZA I hereby certify that the survey represented by this plan was carried out in accordance with survey regulations. DATE 12.09.2025 ARNOLD J. MWALUANDA GOVERNMENT LAND SURVEYOR IRINGA Registered Plan No. 215781

SURVEY OF PLOTS No. 1 — 3 BLOCK A AT NDOLELA-ISMANI

IRINGA DISTRICT - IRINGA REGION



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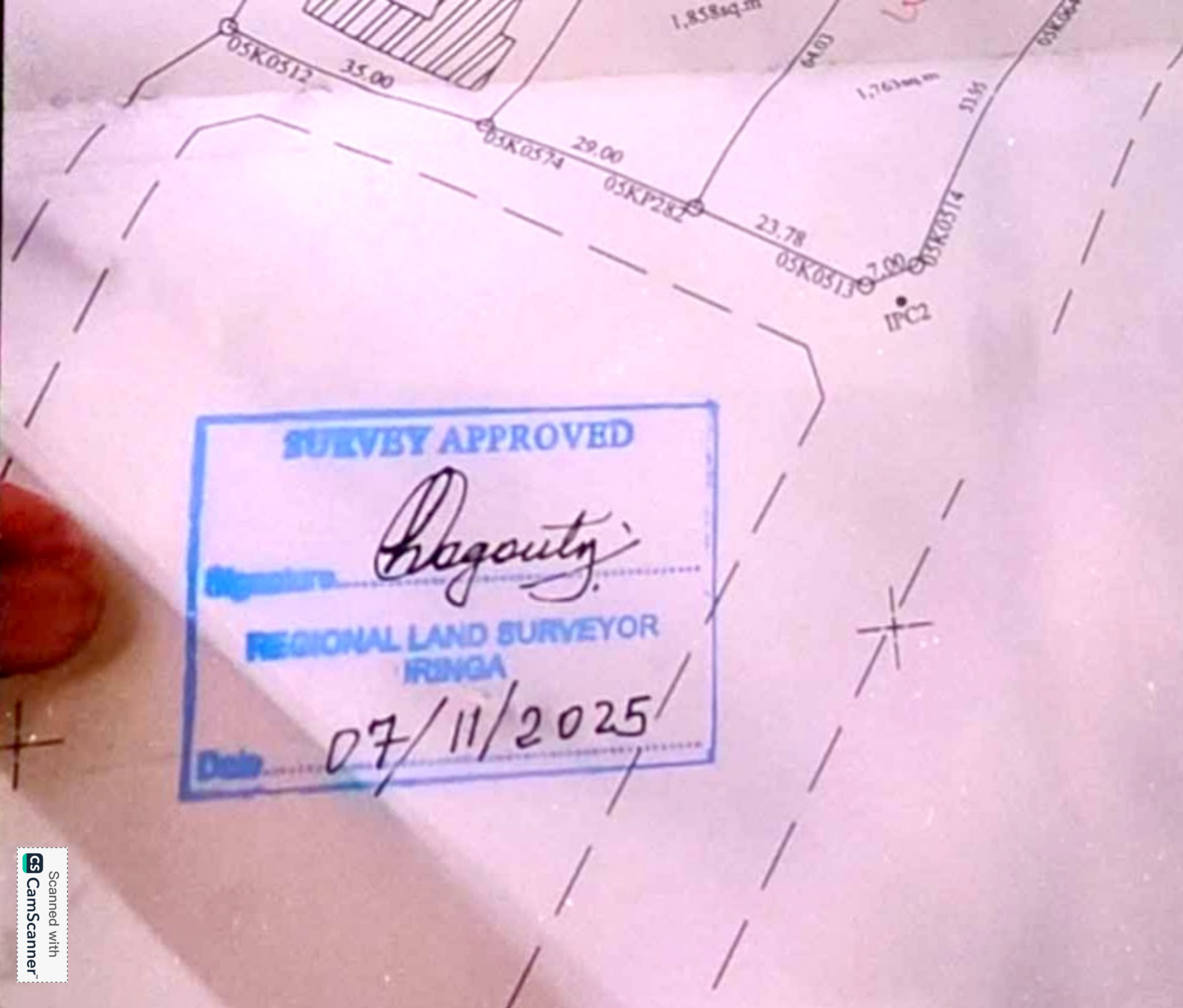
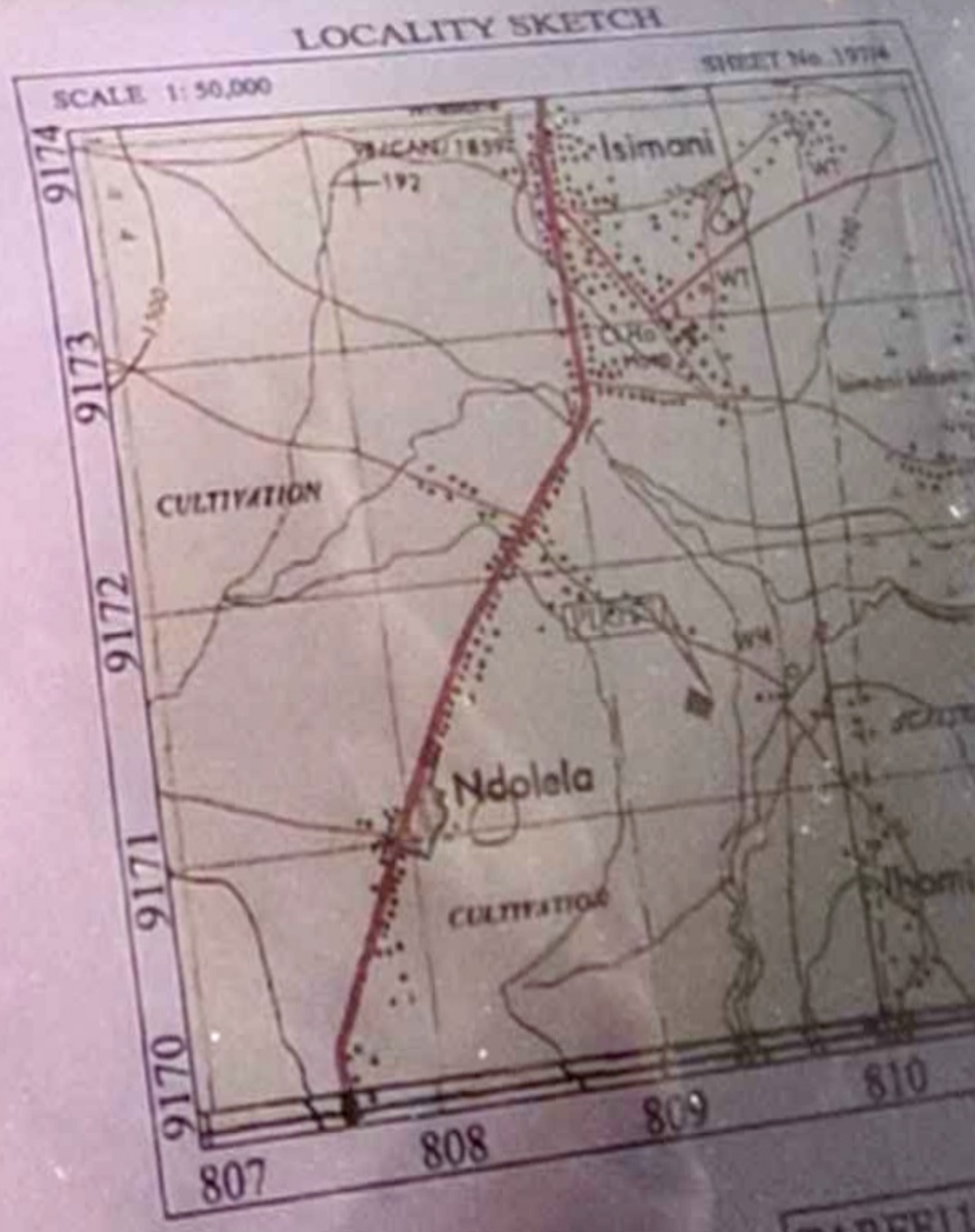


SURVEY APPROVED

Signature...............

REGIONAL LAND SURVEYOR
IRINGA

Date.......07/11/2025



TAREFI

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