JAMHURI YA MUUNGANO WA TANZANIA
OFISI YA RAIS
TAWALA ZA MIKOA NA SERIKALI ZA MITAA
HALMASHAURI YA MJI KIBAHA
S. L. P. 30112 Kibaha, simu 0212402938 Nukushi: 0232402007
Barua pepe; td@kibahatc.go.tz. Tovuti: www.kibahatc.go.tz

Kumb:Na. KTC/L.30/13/VOL1/55

13/10/2025

TANZANIA INVESTMENT
AND SPECIAL ECONOMIC
ZONES AUTHORITY
(TISEZA),
S.L.P 938,
GOLDEN JUBILEE TOWER,
OHIO STREET,
DAR ES SALAAM.

YAH: UMILIKI WA KIWANJA NAMBA 638, KITALU NAMBA. 'A' VILIVYOPO ZEGERENI – HALMASHAURI YA MJI KIBAHA

Somo tajwa hapo juu la husika,

Kiwanja kilichotajwa hapo juu awali kilimilikiwa na **LORD HERIEL ULOMI** ambae ni mkazi wa Mji wa Kibaha. Itambulike kuwa kwa sasa kama ilivyo, kiwanja husika kimeuzwa kwa kampuni ya **QIANGREN NEW MATERIAL TECHNOLOGY CO., LIMITED** kulingana na Mkataba wa Uuzaji.

Ardhi hiyo imepangwa kwa matumizi ya **Kiwanda Chepesi** kama ilivyo kwenda ramani za mahitaji ya Mipango Miji na hakuna mgogoro uliojitokeza na kuwasilishwa katika ofisi yetu kuhusu kiwanja hicho kwa sasa.

Kwa kuwa kampuni hiyo ni kampuni ya kigeni, kulingana na mahitaji ya sheria linapokuja suala la umiliki wa ardhi, hapa ninawasilisha kampuni hii kwa ofisi yako nzuri ili kutimiza mahitaji hayo.

Nawasilisha,

Kennedy T Mpambuji
(Afisa wa Ardhi)
Kny: Mkurugenzi Mtendaji (Mji)
Mji wa Kibaha

NAKALA KWA;

QIANGREN NEW MATERIAL TECHNOLOGY CO., LIMITED

S.L.P 32080

DAR ES SALAAM

-LAND SALE AGREEMENT-
MKATABA WA MAUZIANO YA ARDHI

MADE BETWEEN;
KATI YA;

LORD HERIEL ULOMI

And/Na

TANZANIA RUIWANDA CO. LTD

And/Na

QIANGREEN NEW MATERIAL TECHNOLOGY CO. LIMITED

FOR THE SALE OF LANDED PROPERTY (UNSURVEYED) LOCATED AT JONUG'HA STREET, ZOGOWALE WITHIN KIBAHA IN COAST REGION.

(Kwa Mauziano ya shamba (hakijapimwa) kilichopo Mtaa wa Jonug'ha, Zogowale, Kibaha– Pwani)

DRAWN BY:

WINS LAW
ATTORNEYS

Chabruma Street, Ali Hassan Mwinyi Road, Alfa Plaza, 3rd Floor, Room No. 303, P. O. Box 32080, Dar Es Salaam.
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info@winstlaw.co.tz | www.winstlaw.co.tz

LAND SALE AGREEMENT

MKATABA WA MAUZIANO YA SHAMBA

(THIS AGREEMENT is made this ....08..... day of .....July....... 2025)
(Mkataba huu umefanywa Leo tarehe _______ mwezi ______2025)

By and Between;
Baina ya;

1.LORD HERIEL ULOMI, holder of Citizen Identity Card No. **19660510-12109-00004-23,** of Kibaha, Coast Region, herein referred to as **"SELLER",**

LORD HERIEL ULOMI, *mwenye Kitambulisho cha Raia Namba 19660510-12109-00004-23, cha Kibaha, Mkoa wa Pwani, kinachojulikana hapa kwa jina la "MUUZAJI".*

AND/NA

2. QIANGREEN NEW MATERIAL TECHNOLOGY CO. LIMITED, kampuni iliyosajiliwa chini ya sheria za Jamhuri ya Muungano wa Tanzania, anuani yake ni SLP .... Dar es salaam (Ambaye katika Mkataba huu atajulikana na kutambulika kisheria kama **"MNUNUZI"**).

QIANGREEN NEW MATERIAL TECHNOLOGY CO. LIMITED*, a company registered under the laws of the United Republic of Tanzania, its address is P.O. Box .... Dar es Salaam (Who in this Agreement shall be known and legally recognized as the "BUYER").*

AND/NA

3. TANZANIA RUIWANDA CO. LTD, kampuni iliyosajiliwa chini ya sheria za Jamhuri ya Muungano wa Tanzania, anuani yake ni SLP .... Dar es salaam (Ambaye katika Mkataba huu atajulikana na kutambulika kisheria kama **"MNUFAIKA"**).

TANZANIA RUIWANDA CO. LTD, *a company registered under the laws of the United Republic of Tanzania, its address is P.O. Box .... Dar es Salaam (Who in this Agreement shall be known and legally recognized as the "BENEFICIARY").*

AMBAPO/ *WHEREAS;*

A. Bila **shuruti** wala **vitisho** pande zote tatu zimeridhia na kwa masharti ya Mkataba huu kwamba **Muuzaji na Mnufaikaji w**anania thabiti ya kuuza shamba, na **MNUNUZI** ana nia thabiti ya kununua shamba hilo.
Without coercion or threats, all three parties have agreed and on the terms of this Agreement that the Seller and the Beneficiary have a firm intention to sell the land, and the BUYER has a firm intention to purchase the land.

AMBAPO SASA INASHUHUDIWA KUWA/ *AND THEREFORE IT IS WITNESSED HEREUNDER:* -

1. **MUUZAJI** kwa umiliki binafsi ni Mmiliki wa hasiri wa shamba ambalo halijapimwa lililopo Mtaa wa Jonug'ha, Zogowale, Kibaha, Mkoa wa Pwani, Lenye ukubwa wa kukadiliwa kuwa ekari 3.2 ambao utathibitishwa kwa upimaji mpya utakaofanyika na pande zote tatu.
The SELLER is the sole owner of an unsurvey plot of land located at Jonug'ha Street, Zogowale, Kibaha, Coast Region, with an estimated area of 3.2 acres which will be confirmed by a new survey to be conducted by all three parties.

2. **Muuzaji** anathibitisha kuwa alishaliuza shamba hili kwa **TANZANIA RUIWANDA CO. LTD** mnamo tarehe 31/08/2019 na kupokea malipo yote kihalali na hakukuwa na deni lolote kwenye shamba hilo.
The vendor confirms that he sold this farm to TANZANIA RUIWANDA CO. LTD on 31/08/2019 and received all payments legally and there was no debt on the farm.

3. **TANZANIA RUIWANDA CO. LTD** akiwa kama mnufaikaji kwenye mkataba huu anakubali kuhamisha haki zake zote za umiliki wa shamba hili kwenda kwa **QIANGREEN NEW MATERIAL TECHNOLOGY CO. LIMITED** ambae atatambulika kama mnunuzi mpya.
TANZANIA RUIWANDA CO. LTD as the beneficiary of this contract agrees to transfer all its rights of ownership of this land to QIANGREEN NEW MATERIAL TECHNOLOGY CO. LIMITED who will be recognized as the new buyer.

4. **Muuzaji** anathibitisha kuwa hana haki yoyote kwenye uhamishaji umiliki na haki ya shamba hili kutoka kwa **TANZANIA RUIWANDA CO. LTD** (Mnufaika) kwenda kwa **QIANGREEN NEW MATERIAL TECHNOLOGY CO. LIMITED** ambaye ndio mnunuzi mpya na hatopokea pesa yoyote wala kuwa na deni lolote kwa mnunuzi mpya katika uhamishaji huu wa umiliki.
   The Seller confirms that he has no right whatsoever in the transfer of ownership and title of this land from TANZANIA RUIWANDA CO. LTD (Beneficiary) to QIANGREEN NEW MATERIAL TECHNOLOGY CO. LIMITED who is the new buyer and will not receive any money or have any debt to the new buyer in this transfer of ownership.

5. **MUUZAJI anathibitisha umiliki wake wa awali** ambao umethibitishwa na viongozi wa Serikali ya Mtaa wa Jonug'ha, Zogowale, Kibaha Mkoa wa Pwani, kupitia barua zilizoambatanishwa katika mkataba huu na yenyewe kuwa sehemu ya mkataba huu.
   The SELLER confirms his/her original ownership which has been confirmed by the leaders of the Jonug'ha Local Government, Zogowale, Kibaha, in Coast Region, through the letters attached to this contract and which themselves form part of this contract.

6. **Mipaka yake ni kama ifuatavyo;**

   Mashariki: Village Road & Beatrice Yohana Mani & Diana Mbena
   Magharibi: Amina Ndimewa
   Kaskazini: Mage Kudne, Glory Livingston & Sengasu
   Kusini: Village Road, Marya G Mgosi, Francis Chacha & Zena P Kabuji

   The boundaries of the said farm are;

   Eastern: - Village Road & Beatrice Yohana Mani & Diana Mbena
   Western: - Amina Ndimewa
   Nothern; - Mage Kudne, Glory Livingston & Sengasu
   Southern: - Village Road, Marya G Mgosi, Francis Chacha & Zena P Kabuji

7. **MUUZAJI NA MNUFAIKAJI** watathibitisha mipaka iliyotajwa hapo juu kwenye kipengele namba 6 cha Mkataba huu kwa kuwasilisha form ya kuhakiki mipaka iliyosainiwa na uongozi wa Mtaa pamoja na majirani anaopakana nao.
The SELLER and the BENEFICIARY shall verify the boundaries mentioned above in clause 6 of this Agreement by submitting a boundary verification form signed by the local authority and the adjoining neighbours.

8. **MNUFAIKAJI NA MUUZAJI w**anakubaliana na **MNUNUZI** kuwa watalipa, kutimiza, au kuondoa madeni yote yaliyosajiliwa au hayakusajiliwa, au wajibu wowote unaohusiana na shamba hilo hadi umiliki halali wa mali hiyo utakapo hamishiwa kwa Mnunuzi, na zaidi anakubali kulipa fidia kwa Mnunuzi dhidi ya notisi zote, mashauri, madai, udanganyifu, makosa, uvunjaji wa mkataba na madai yoyote yanayotokana na au kuhusiana na au yaliyo sambamba na uvunjaji wowote wa masharti na vigezo vya mkataba huu uliofanywa na Muuzaji.
The Beneficiary and the Vendor agrees with the BUYER that they will pay, discharge, or discharge all registered or unregistered debts, or any obligations relating to the said land until the legal ownership of the said property is transferred to the Buyer, and further agrees to indemnify the Buyer against all notices, suits, claims, frauds, errors, breach of contract and any claims arising out of or in connection with or incidental to any breach of the terms and conditions of this contract by the Seller.

9. **MUUZAJI** anakubali kuuza shamba kwa **MNUNUZI** kwa bei ya shilingi za **Kitanzania 206,457,725/=,** ambapo MUUZAJI anakubali kuwa pesa hiyo yote ilipwe moja kwa moja kwa Mnufaikaji **TANZANIA RUIWANDA CO. LTD**.
The SELLER agrees to sell the land to the BUYER for the price of Tanzanian shillings 206,457,725/=, whereby the SELLER agrees that all such money shall be paid directly to the Beneficiary TANZANIA RUIWANDA CO. LTD.

10. **MUUZAJI** anaridhia Mnufaikaji alipwe kiasi hicho tajwa kwa njia ya malipo ya pesa taslimu au kwa njia ya bank kupitia akaunti ya bank ya ……………. namba ……………………………….kwa jina la …………………………………………

The SELLER agrees to pay the Beneficiary the said amount by way of cash payment or by bank transfer through the bank account of ………….. number ………………………… in the name of ………………………………

11. Kwamba MUUZAJI na MNUFAIKAJI wanaahidi kushirikiana na Mnunuzi kwa kutoa ushirikiano pindi utakapoitajika katika hatua zote za kuomba matumizi ya ardhi kuwa eneo la viwanda, hatua za upima na umilikishwaji wa ardhi tajwa.

That the SELLER and the BENEFICIARY promise to cooperate with the Buyer by providing cooperation when required in all stages of applying for the use of land as an industrial area, the measurement steps and the ownership of the said land.

12. **MUUZAJI NA MNUFAIKAJI w**anaahidi kuwa katika kutekeleza matakwa ya mkataba huu, kuanzia leo na kuendelea **shamba** hilo na **vilivyomo** vyote ni mali ya **MNUNUZI.** Vilevile Mnunuzi atatakiwa kusafisha shamba hili na kuendelea kutafuta vibali husika mara baada ya kusaini makubaliano haya.

The SELLER and the BENEFICIARY promise that in carrying out the terms of this agreement, from today onwards the land and all its contents are the property of the BUYER. The BUYER will also be required to clear the land and continue to seek the relevant permits immediately after signing this agreement.

13. **MUUZAJI NA MNUFAIKAJI w**anamhakikishia **MNUNUZI** kuwa shamba hilo ni Mali yao na halina madai yoyote wala mgogoro wowote na wanaahidi kumlinda na kushughulikia kwa gharama zao wenyewe endapo madai yoyote yatajitokeza yakiwa yameanza kabla au baada ya kusaini mkataba huu pamoja na Mnufaikaji kurudisha kiasi kilicho lipwa na fidia ya usumbufu.

The SELLER and the BENEFICIARY assure the BUYER that the land is their Property and is free from any claim or dispute and they promise to protect and handle it at their

own expense in the event of any claim arising before or after signing this contract with the Beneficiary to return the amount paid and compensation for inconvenience.

14. Kwamba makubaliano haya ni ya kudumu na yatazibana pande zote tatu na hata warithi, ndugu na wawakilishi wao. Na MUUZAJI ana mhakikishia mnunuzi kuwa Mke wake, Watoto au wategemezi wao wameridhia kuuzwa kwa shamba hilo toka mwaka 2019 na ridhaa hii ni sambamba na uhamishaji huu wa umiliki na pia Mnufaikaji anamhakikishia Muuzaji kuwa kampuni yake na wote wenye maslahi kwenye biashara hii kuwa wamekubali shamba hili liuzwe kwa mnunuzi.

That this agreement is permanent and shall be binding on all three parties and even their heirs, relatives and representatives. And the SELLER has assured the buyer that his Wife, Children or their dependents have consented to the sale of the said land since 2019 and this consent is in line with this transfer of ownership and also the Beneficiary assures the Seller that his company and all interested parties in this business have agreed to the sale of this land to the buyer.

15. Kwamba mkataba huu unalindwa na sheria za Tanzania zinazohusu mikataba pamoja na mabadiliko yake yatakayojitokeza kwa mujibu wa sheria za Tanzania.

That this agreement is under the laws of the United Republic of Tanzania.

16. Kwamba endapo mgogoro wowote utajitokeza kati ya pande mbili basi mgogoro huo utatatuliwa mbele ya mahakama husika kwa sheria za nchi zitakazo kuwepo wakati huo.

If any dispute should arise, the parties shall resolve the same amicably. For any non-settlement, the dispute shall be referred to litigation, and the Laws of the united Republic of Tanzania shall apply.

KWA KUSHUHUDIA pande zote mbili zinaweka sahihi zao Leo tarehe, mwezi na mwaka kama inavyoonekana hapa chini/ ***"TO ATTEST, both parties are signing their signatures today, on the date, month, and year as shown below:"***

SIGNED AND DELIVERED at Dar es Salaam by the said the said **LORD HERIEL ULOMI,** who are identified to me by………………………………… the latter being known to me personally this..02nd day of ..July..........2025 } **VENDOR**

BEFORE ME:

NAME: MANYAMA NYAMBASI

SIGNATURE: ………………

POSITION: **ADVOCATE**

Manyama Peter Nyambasi, Dar es Salaam, Advocate, Notary Public & Commissioner for Oaths

SIGNED, STAMPED, AND DELIVERED BY TANZANIA RUIWANDA CO. LTD } **BENEFICIARY STAMP**

TANZANIA RUIWANDA CO. LIMITED P. O. Box 13017 DAR ES SALAAM

Name: ZHAO GUO

Signature: ………………………………

Designation: DIRECTOR/SECRETARY

Name: ………………………………

Signature: ………………………………

Designation: DIRECTOR/SECRETARY

BEFORE ME:

NAME: MANYAMA NYAMBASI

SIGNATURE: ………………

POSITION: **ADVOCATE**

Manyama Peter Nyambasi, Advocate, Notary Public & Commissioner for Oaths

SIGNED, STAMPED, AND DELIVERED BY QIANGREEN NEW MATERIAL TECHNOLOGY CO. LIMITED } **BUYER STAMP**

QIANGREEN NEW MATERIAL TECHNOLOGY CO. LIMITED DAR ES SALAAM

Name: jiang xue shen

Signature: 姜学申

Designation: DIRECTOR/SECRETARY

Name: ....

Signature: ....

Designation: DIRECTOR/SECRETARY

BEFORE ME:

NAME: Kamwama Mamena

SIGNATURE: ....

POSITION: **ADVOCATE**

Advocate, Notary Public & Commissioner for Oaths

MAKUBALIANO HAYA YAMEPITIWA NA KUSHUHUDIWA NA UONGOZI WA MTAA WA JONUG'HA, ZOGOWALE, KIBAHA, MKOA WA PWANI

UTHIBITISHO HUU UMETIWA SAINI NA MUHURI LEO HII TAREHE 29.09.2025

JINA Cut: HAMISI S. SOUD SAINI ____________

CHEO: **MWENYEKITI WA MTAA**

AFISA MTENDAJI
MTAA WA JONUNG'HA,
S. L. P. 30112
KIBAHA - PWANI

JINA MSEMO ABEDNEGO SAINI ____________

CHEO: **MTENDAJI WA MTAA**

MUHTASARI WA KIKAO CHA SIMTAA JONUNG'HA [MAALUM] KILICHOFANYIKA TAR 29.07.2025; OFISI YA SIMTAA

MAHUDHURIO

1 MH: HAMISI S. SAIDI : MKITI SIMTAA [signature]
2 RAMADHANI SEWANDO : MJUMBE SIMTAA
3 REHEMA DEBWE —II— DEBWE
4 DENISI KIPINGU —II— D.K
5 NEEMA ~~DEBWE~~ GYUNG —II— [signature]
6 MSEMO ABEDNEGO — KATIBU — [signature]

AFISA MTENDAJI MTAA WA JONUNG'HA S.L.P 30112 KIBAHA - PWANI

AGENDA
ZA
KIKAO

1. KUFUNGUA KIKAO
2. KUJADILI OMBI LA QIANGREEN NEW MATERIAL TECH CO LTD
3. KUFUNGA KIKAO

AGENDA NA: 01

Mh. Mwenyekiti alianza kwa kuwashukuru wajumbe kwa kufika muda pangwa. Aliendelea kwa kusema! kikao chetu kina agenda kuu moja tu! Hivyo naomba tuwe wasikivu.

Mara baada ya kusema hayo machache alifungua kikao saa 6:18 mchana

AGENDA NA:02

Katibu aliisoma barua yote toka kwa Muombaji QIANGREEN NEW MATERIAL TECH: CO LTD ya kuomba kupima eneo lake lenye ukubwa wa ekari tatu na robo (3¼).

Mara baada ya kuisoma yote walipokea na kuanza kuijadili. Waliijadili kwa muda mrefu kidogo, na walijiridhisha baada ya kuona uhalali ya Mauziano. Wote kwa pamoja walikubaliana kwamba muombaji apewe muhtasari lakini siku ya kupima eneo lake ahakikishe anawashirikisha wapakani wake wote wawe na wapakani wake ni

MASHARIKI => BARABARA
MAGHARIBI => AMINA NDIMEWA
KASKAZINI => MAGE KUPNE
KUSINI => BARABARA

Hao ndio wapakani wake wanao takiwa kuwepo ili kuepusha migogoro ya mipaka.

AGENDA NA:03

M/K. Mwenyekiti aliahirisha kikao rasmi saa 8:30 mchana.

UMETHIBITISHWA
NA

AFISA MTENDAJI
MTAA WA JONUNG'HA.
S.L.P 30112
KIBAHA - PWANI

MH: MWENYEKITI
S/MTAA JONUNGHA

KATIBU