



JAMHURI YA MUUNGANO WA TANZANIA  
OFISI YA RAIS, TAWALA ZA MIKOA NA  
SERIKALI ZA MITAA  
HALMASHAURI YA MANISPAA KAHAMA



*Unapojibutafadhali taja:*

Kumb. Na. **KMC/L.20/VOL VIII/34**

Tarehe 05 Machi, 2025

Kituo cha Uwekezaji Tanzania (TIC),  
S.L.P 938,  
Dar es Salaam

**YAH: KAMPUNI YA WHITEFIELD TANZANIA AGRO PROCESSING  
LIMITED**

Somo la hapo juu lahusika.

2. Kampuni ya **WHITEFIELD TANZANIA AGRO PROCESSING LIMITED** kupitia barua ya tarehe 28/02/2025 imeomba haki ardhi ya viwanja namba 83 & 84 Kitalu "D" Kagongwa kupitia Ofisi ya Mkurugenzi wa Manispaa Kahama. Awali Kampuni hiyo iliwahi kuomba na kupewa **Certificate of Incentive** ya kuwekeza katika kiwanja namba 102 Kitalu "A" Kagongwa kilichopo Manispaa ya Kahama, ambacho hata hivyo hawakuwahi kukiendeleza na hata kukinunua kutoka kwa mmiliki wa asili wa eneo hilo.

3. Aidha, Kampuni hiyo badala ya kununua kiwanja namba 102 Kitalu "A" Kagongwa imenunua kiwanja namba 83 & 84 Kitalu "D" Kagongwa, Manispaa ya Kahama ambacho Kampuni hiyo inakusudia kukiendeleza na hivyo inaomba kupewa haki miliki isiyo asili (derivative right) juu ya viwanja hivyo.

4. Hivyo basi, kutokana na mabadiliko hayo nawasilisha kwako kwa hatua yako. Mikataba ya upatikanaji wa eneo hilo imeambatanishwa pamoja na barua hii.

5. Nawasilisha

Mashili M. Mashili

**AFISA MTEULE**

**AFISA ARDHI MTEULE  
MANISPAA YA KAHAMA**

**HALMASHAURI YA MANISPAA YA  
KAHAMA.**

**Nakala. Mkurugenzi wa Manispaa - Aione kwenye Jalada**

Ofisi ya Mkurugenzi wa Manispaa, Barabara ya Boma S.L.P 472, KAHAMA, SHINYANGA  
Barua pepe [info@kahamamc.or.md@kahamamc.go.tz](mailto:info@kahamamc.or.md@kahamamc.go.tz) Tovuti [www.kahamamc.go.tz](http://www.kahamamc.go.tz)

**SALE AGREEMENT**

*Between*

**DEUS WILLIAM MAGEME**

*and*

**WHITEFIELD TANZANIA AGRO PROCESSING  
LIMITED**

**DRAWN BY:**

**LCA & CO ADVOCATES,  
SHARIFF BUILDING,  
ISAKA ROAD,  
P.O. BOX 111,  
KAHAMA - SHINYANGA**



## SALE AGREEMENT

This Agreement is made this 08<sup>th</sup> day of FEBRUARY, 2025.

### BETWEEN

**DEUS WILLIAM MAGEME** of Po Box 438 KAHAMA - SHINYANGA [0754-646409] with Citizen ID number 19631209-33101-00001-22 (hereinafter referred to as the "Vendor" which term covers and includes his successors in title) of the one part;

### AND

**WHITEFIELD TANZANIA AGRO PROCESSING LIMITED** of P.O.Box 79021 DAR ES SALAAM, (hereinafter referred to as the "Purchaser" which term where the context so admits, will include his SHAREHOLDERS/REPRESENTITIVES in title) of the other part.

### WHEREAS:

- A. The Vendor is the lawful owners of 9.8 Acres of survey land which **Plots assigned No 83-84 block "D" Kagongwa Kahama Municipality in PLAN No E<sup>21</sup> /227/217 within REGISTERED PLAN 202091 dated 30/10/2024** [herein referred as the property] located at SANGILWA VILLAGE/STREET, MONDO WARD, WITHIN KAHAMA DISTRICT and SHINYANGA REGION.
- B. The boundaries of the said surveyed land which is as follows Eastern direction bounded with Public road, Western direction bounded with Public road, Southern direction part bounded with Public road, and Northern direction is bounded with Public road. The survey report is appended to this Agreement to form part of agreement.
- C. The coordinates lists of the above said property is as follows;

STATION	NORTHINGS	EASTINGS
IPC 1	9573051.257	470567.087
IPC 2	9572956.721	470820.243
22BY276	9572809.040	470775.879
22BY278	9572876.768	470541.907
22BY279	9572963.512	470570.417

- D. The Vendor has agreed with the Purchaser for the sale of the whole of the property which is vacant as no any development thereon;
- E. Both the Vendor and the Purchaser have conducted negotiations on the sale/purchase of the property.

**NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-**

1. That, the Vendor will sell and Vendee will buy those rights situated on **Plots assigned No 83-84 block "D" Kagongwa Kahama Municipality in PLAN No E<sup>21</sup> /227/217 within REGISTERED PLAN 202091 dated 30/102024** [herein referred as the property] located at SANGILWA VILLAGE/STREET, MONDO WARD, WITHIN KAHAMA DISTRICT and SHINYANGA REGION in consideration of Tanzania shillings Three hundred Millions [300,000,000/=]
2. That, the purchase price is forthwith deposited in the Vendor bank Account within NMB-BANK Account No 30610011871 in the names of **DEUS WILLIAM MAGEME** [Vendor] The deposit slip or any other means of payment effect shall be confirmation of effectual payment and shall forms party to this Agreement.
3. That on confirmation of payment of purchase price as agreed herein, the Vendors rights on the land immediately pass to the Purchaser whereas the Vendor shall hand over to the Vendee all the original documents which relate exclusively to the property. Further, as Purchaser has taken over possession of the property, he will thereafter be liable to pay any future taxes, rents and other charges levied on it.
4. That, the Vendor guarantee that the property sold to the Purchaser is free from all encumbrances whatsoever and further that its description is believed and shall be deem to be correct as disclosed or as apparent on inspection or search by each of them. Furthermore, the Vendors confirmed thus there is no overriding interests regarding the property.
5. That the Purchaser agrees and undertakes at her own expenses to bear and discharge all rates, taxes, service charges and others levies on the property from the date of the execution of agreement.

6. That all the costs relating or incidental to entitlement/ownership from the Vendor's name into that of the purchaser will be borne by the purchaser, after making necessary arrangements with the issuing Authority.
7. The parties hereto agreed thus they shall simultaneously upon execution of this agreement execute any other documents relating to convey the property as dens necessary and shall use their best endeavor in future where applicable to obtain or cause to be sought any consent or permission from authority or duly authorized officer in that behalf to effect disposition as the land is surveyed without been entitled.
8. The purchaser reserves the rights of making such requisitions as may arise on the examinations of the documents pertaining the property or as may be revealed by usual searches and inquiries from authority concerned.
9. The purchaser shall bear costs, fees or other disbursement reasonably arising out and incidental to the preparation and completion of this agreement that shall became payable by virtue of this transaction and includes without prejudice to the generality hereof the Advocates fees.
10. That in event the Purchaser does not succeed to have the property registered in his own name for any reason attributed to the vendor, then the vendors will refund and reimburse the purchase price with other expenses incurred by the purchaser respectively and both parties will revert to their original positions.
11. That, this contract shall operate under the laws of The United Republic of Tanzania and any other laws that which will be used at that time.



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

SIGNED at Kahama  
by the said **DEUS WILLIAM MAGEME** the owner who is known to me / identified to me by.....  
the later being known to me personally this 08 day of 02 2025



.....  
**VENDOR**

**VENDORS'S WITNESS:**

Name: REGINA MISOZA ITANDULA

Signature..... Regina  
Qualification; **VENDOR WIFE / SPOUSE**  
Address: **BOX 438 KAHAMA**  
MOB NO . .....



Name: ..... EMMANUEL WILLIAM MAGEME

Signature..... [Signature]  
Qualification; ..... RELATIVE / BROTHER  
Address: ..... 438 KAHAMA  
MOB NO . ..... 0759281115

**BEFORE ME**

Name: FELO DANIEL N. LEMA

Signature:..... [Signature]

Postal Address: Box 111 KAHAMA

Date:..... 08/02/2025

Qualification:..... ADVOCATE



**SEALED** with **COMMON SEAL** of the said  
**WHITEFIELD TANZANIA AGRO  
PROCESSING LIMITED.**

and delivered in the presence of us this *08*  
Day of ..... *02* ..... 2025

.....  
**PURCHASER  
SEAL**

**PURCHASER'S WITNESSES:**

Name; ENOCK FELIX CHANGWA

Signature..... *[Signature]*

Qualification DIRECTOR

Postal Address: BOX 79021 DAR ES SALAAM

Mobile number 0718-701734.

**PURCHASER'S WITNESSES:**

Name ERICK FRANK KIRITA

Signature..... *[Signature]*

Qualification DIRECTOR

Postal Address: BOX 79021 DAR ES SALAAM

Mobile number, 0764-506989.

**PURCHASER'S WITNESSES:**

Name, RAJA BANERJEE.

Signature..... *[Signature]*

Qualification DIRECTOR/SHAREHOLDER

Postal Address: BOX 79021 DAR ES SALAAM

Mobile number; 0768-355139.

**BEFORE ME**

Name: *FELIX DANIEL M. LEMA*

Signature:..... *[Signature]*

Postal Address: *Box III KATA*

Date:..... *08/02/2025*

Qualification:..... *AGRO CARE*



**THE UNITED REPUBLIC OF TANZANIA**

**SPOUSE CONSENT**

**(Made under S.59 (1) of the Law of Marriage Act of 1971 [CAP 29 R.E. 2019] and S.114 (1) of the Land Act of 1999 [CAP 113 R.E. 2019])**

**I, REGINA MISOZA ITANDULA, an Adult, Christian of P.O. Box 438 KAHAMA, [0755-936029] with Citizen ID number 19810515-37302-00005-13] do hereby solemnly swear/affirm and state as follows:**

1. That, I am the wife of DEUS WILLIAM MAGEME who is legal owner of owners of 9.8 Acres of survey land which Plots assigned No 83-84 block "D" Kagongwa Kahama Municipality in PLAN No E<sup>21</sup> /227/217 within REGISTERED PLAN 202091 dated 30/10/2024 [herein referred as the property] located at SANGILWA VILLAGE/STREET, MONDO WARD, WITHIN KAHAMA DISTRICT and SHINYANGA REGION which is our joint property as a spouse.
2. That, the said DEUS WILLIAM MAGEME is my husband and is intending to dispose the mentioned plot herein above to WHITEFIELD TANZANIA AGRO PROCESSING LIMITED.
3. That, I solemnly consent the intended above mentioned disposition to take effect without any objection.
4. That, I make this declaration believing the same to be true of my own knowledge.

That, I REGINA MISOZA ITANDULA, solemnly make this declaration conscientiously believing the same to be true in accordance with Oaths (Judicial Proceedings and Statutory Declarations Act, 1966 [R.E.2019])

**VERIFICATION**

I, REGINA MISOZA ITANDULA verify that all facts stated in paragraphs 1, 2, 3 and 4 above are true to the best of my knowledge

SWORN/AFFIRMED and at KAHAMA by the said REGINA MISOZA ITANDULA who is known to me..... personally/ identified to me by..... the latter being known to me personally this...07...day of .....02.....2025



*Regina*  
DEPONENT

**BEFORE**

NAME: *Fejo Daniel N. Lemu*  
SIGNATURE: *[Signature]*  
POSTAL ADDRESS: *Box 111 Kahama*  
COMMISSIONER FOR OATHS.

