

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
NOTIFICATION OF A DISPOSITION  
(Under Section 36)

C.T. No. ....

Date: .....

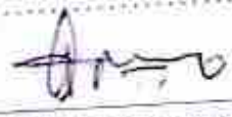
PLOT No. .... BLOCK .... DAR ES SALAAM MUNICIPALITY

TO COMMISSIONER FOR LANDS/AUTHORISED OFFICER

I, **ANDREW SEVERIN NYUMAYO**, of P.O. Box 71992, Dar Es Salaam. HEREBY NOTIFY you of the disposition which has been made in favour of **BROTHER EPAPY MTOMBWE**, of P.O. Box 11105, Ilala at Dar Es Salaam. In respect of a right of occupancy registered under the above reference.

I HEREBY present the following particulars:-

1. Nature of disposition: **Sale**
  2. Particulars of purchaser: *The Transferee* **BROTHER EPAPY MTOMBWE**, of P.O. Box 11105, Ilala at Dar Es Salaam.
  3. The following documents are enclosed: .....
  4. Other particulars: .....
- Date: .....



**ANDREW SEVERIN NYUMAYO**

Fee: .....  
SEAL/OFIGIAL STAMP

\_\_\_\_\_  
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE ..... PLACE .....

Copy: The Registrar.

UMESAINIWA hapa Dar es salaam

Na ESTER ISRAHISA NGIRWA

Ambae ametambulishwa kwangu na

Ambae ninamfahamu vyema

Leo tar. 20<sup>th</sup> Mwezi wa DESAMBA 2022.



*E. Ngirwa*

SHAHIDI WA MNUNUZI

**MBELE YANGU:**

JINA: NOELINA BIPPA ISRAHIM

SAINI: BIPPA

ANWANI: 1856 TANGA

WADHIFA: KAMISHINA WA VIAPO



UMESAINIWA hapa Dar es Salaam  
Na... ANDREW SEVERI... 12/07/2017

Ambae ametambulishwa kwangu na  
ESTER BARBARA NGIRWA ambaye ninamfahamu  
vyema leo tarehe 20<sup>th</sup> mwezi 12 2022



MUUZAJI

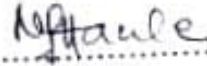


UMESAINIWA hapa Dar Es Salaam

Na... HARIEMA JEREMIA HAULE

Ambae ametambulishwa kwangu na  
ANDREW SEVERI

Ambae ninamfahamu vyema leo tarehe 20<sup>th</sup>  
Mwezi wa 12 Mwaka 2022.



SHAHIDI WA MUUZAJI (MKEWE)



**MBELE YANU:**

JINA: NOELINA BIPRA IBRAHIM

SAINI: BIPRA

ANWANI: 1856, TANZANIA

WADHIFA: KAMISHNA WA VIAPO

NOELINA BIPRA IBRAHIM  
ADVOCATE NOTARY PUBLIC  
COMMISSIONER FOR OATHS  
P.O. Box 2865, TANGA

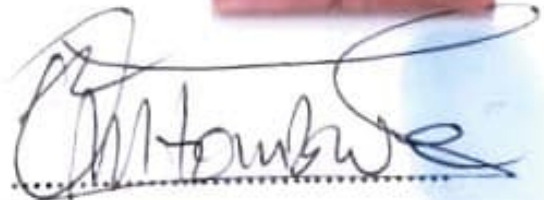


UMESAINIWA hapa Dar es Salaam

Na... BROTHER EPAPY MIONBEWE

ambae ametambulishwa kwangu na  
ESTER BARBARA NGIRWA

ambaye ninamfahamu  
vyema leo tarehe 20<sup>th</sup> mwezi 12 2022



MNUNUZI

**MKATABA WAKUUZIANA KIWANJA**

MKATABA HUU umefanyikaleotarehe...<sup>20<sup>th</sup></sup>Mwezi...<sup>DESEMBER</sup>..... 2022.

**KATI YA**

**ANDREW SEVERIN NYUMAYO**(.....<sup>0767-300496</sup>.....) wa **SINZA PALESTINA**  
kata ya...<sup>SINZA - UBUNGELO</sup>... **Block C**...<sup>26</sup>...mwenye **S.L.P.**...<sup>71992</sup>..... Dar-es-Salaam  
(ambae anatajwa katika mkataba huu kama **MUUZAJI**) wa upande mmoja;

**NA**

**BROTHER EPAPY MTOMBWE** (.....<sup>0755-002991</sup>.....) wa **BUNJU B** kata ya  
**MABWEPANDE** mwenye **S.L.P.**...<sup>11105</sup>....., Dar es Salaam (ambae anatajwa katika mkataba  
huu kama **MNUNUZI**) wa upande wa pili;

- A. **KWAKUWA MUUZAJI** anamiliki kiwanja kilichopo kwenye **PLOT**  
**NO:**...<sup>22 & 24</sup>...kilichopo Mtaa wa...<sup>NACIOJA</sup>....., <sup>BUNJU A</sup>.....  
Manispaa ya...<sup>KIPONDONI</sup>..... Dar-es-Salaam ambacho kinatajwa kwa ufupi kama  
**KIWANJA** kilichopo kwenye eneo lenye ukubwa wa skweamita za  
mraba...<sup>Elfu moja na rane na mbili</sup>..... (<sup>1302</sup>.....square metres).
- B. **KWAKUWA MUUZAJI** ameamua kumuuzia **MNUNUZI** kiwanja hicho kwa bei  
ya shs. 32,000,000/- (shilingi milioni thelasini na mbili tu); na
- C. **KWAKUWA MNUNUZI** amekubali kununua kiwanja hicho kwa bei hiyo; na
- D. **KWAKUWA** pande husika zimeonelea vyema kwamba masharti ya mauziano hayo  
yawekwe bayana katika hati hii ya mkataba.

**HIVYO BASI** mkataba huu unatamka kama ifuatavyo:

1. Kwamba **MUUZAJI** anamuuzia **MNUNUZI** kiwanja kiliotajwa katika aya "A" hapo  
juu kwa bei ya shs. **32,000,000/-** (shilingi milioni thelasini na mbili tu) na **MNUNUZI**  
kununua kwa bei hiotajwa.
2. **KWAMBA** malipo hayo yamefanyika yote kwa **MNUNUZI** kutoa fedha kwa awamu  
**SITA (6)** kuanzia mwezi julai mwaka 2022 mpaka mwezi desemba 2022 kama  
makubaliano ya hati hii ya mkataba yanavyoeleza.
3. Kwamba **MNUNUZI** atatoa Hela yautangulizi kiasi Cha shilling milioni kumi  
(11.000.000/-) taslimu nje ya hizo awamu sita zamalipo ya baadae.
4. Kwamba **MNUNUZI** atatoa hicho kiasi cha million ishirini na moja (**21,000,000/-**)  
kilichobaki kwa awamu **sita (6)** ambazo atalipa kwa kiwango kinachofanana wamu zote  
**sita (6)** baada ya kuigawa million ishirini na moja (**21,000,000/-**) kwa awamu **sita (6)**  
amabayo itakua kiasi cha shilingi milioni tatu na nusu (3,500,000) kila awamu.

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
APPLICATION FOR APPROVAL OF DISPOSITION(S)  
(Under Section 39)

C.T. No. ....

Date: .....

PLOT No. .... Block ..... BUNJU A. Dar Es Salaam

TO: COMMISSIONER FOR LANDS/ AUTHORISED OFFICER.

I, ANDREW SEVERIN NYUMAYO, of P.O. Box 71992, Dar Es Salaam (hereinafter referred to as the "Applicant"). HEREBY APPLY for APPROVAL of BROTHER EPAPY MTOMBWE of P.O.Box 11105, Dar es salaam, the disposition to be made in favor of a letter of offer registered under the above reference.

I HEREBY present the following particulars:

1. Nature of disposition: **TRANSFER OF LETTER OF OFFER**
2. Particulars of assignee: *The Transferee*  
**BROTHER EPAPY MTOMBWE**  
**P.O.BOX 11105,**  
**DAR ES SALAAM**
3. The following documents are enclosed:
  - i. Letter of Offer.
  - ii. Original Land rent receipts
  - iii. *Transfer deed in duplicate*
  - iv. *Sale Agreement*
  - v. *Valuation report*

Date: .....

Fee: .....

  
ANDREW SEVERIN NYUMAYO

**For Official Use Only**

a) Approved/ Refused

b) Remarks .....

Commissioner for Lands/Authorized Officer

Date: \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Served upon me:

Signature of Applicant or Authorized Person

Date: .....

Fee: .....

5. **KWAMBA** kiwanja atakabidhiwa MNUNUZI na MUUZAJI kua mmiliki mpya na halali atakapofanya malipo yote ya kiasi cha shilling million thelasini na mbili (32,000,000/-) kama makubaliano yalivyo kwenye hati hii ya mkataba.
6. **KWAMBA** MUUZAJI amekubali MNUNUZI akiendeleze kiwanja kwa ujenzi wake wowote wakati akiendelea na malipo yake ya awamu sita (6) kukamilisha kiasi cha shillingi million ishirini na moja (21,000,000/-) iliobaki na endapo mnunuzi atashindwa kulipa hata mwezi mmoja katika awamu hizo sita (6) basi hatoruhusiwa kuendelea ujenzi katika kiwanja husika.
7. **KWAMBA** katika hati hii **MUUZAJI** atakabidhi mnunuzi nyaraka zozote zitakazo kuwepo zinazohusiana na kiwanja husika kama Moja ya vielelezo muhimu vya Mali inayohusishwa kwenye mkataba huu na **MNUNUZI** kupewa ili aweze kwenda kuzifanyia mabadiliko ya umiliki baada ya kukamilika malipo ya mwisho ya mkataba huu.
8. **KWAMBA** mnunuzi amefanya malipo yote ya awamu sita (6) tajwa ndani ya mkataba huu bila kwenda hata mara moja kinyume namakubaliano ya **MUUZAJI** wake ndani ya hati hii ya makubaliano ya mkataba huu yaliofanyika kuanzia tarehe 1 mwezi wa 8 mpaka ..... Desemba ..... kwenda ..... kwenye ..... akaunti ..... namba .....  
**850209011426** ..... yenye jina **ANDREW SEVERIN NYUMAYO** kiasi cha shilingi milioni tatu na nusu (3,500,000/-) kwa kila awamu kwa awamu zote sita (6) kukamilisha kiasi cha shilingi milioni ishirini na moja kilicho baki katika malipo ya milioni thelasini na mbili.
9. **KWAMBA** nyaraka ya leseni ya makazi ya eneo husika, nyaraka ya rekodi ya ulipaji kodi ya ardhi husika, naielelezo vingine yote muhimu vya kiwanja husika vitakavyoweza kumsaidia mnunuzi kufatilia hati mpya ya umiliki wa eneo husika vitaambatanishwa kwenye hati ya mkataba huu kulahisisha mabadiliko ya umiliki wa mali husika.
10. **KWAMBA** mkataba huu utanza kutumika rasmi tarehe...<sup>20<sup>th</sup></sup>.....mwezi  
**DESEMBER**.....mwaka 2022 .
11. **KWAMBA** kusainiwa kwa mkataba huu na pande husika utakuwa ushahidi wa **MNUNUZI** kulipa bei ya kiwanja na kwa **MUUZAJI** kupokea kiasi hicho.
12. Kwamba **MKATABA** huu unatawaliwana Sheria za Jamhuri ya Muungano wa Tanzania, kwa yoyote atakae kiuka Masharti ya Mkataba huu, hatuaza Kisheria zitachukuliwa dhidi yake kwa upande uliodhurika.

**HIVYO BASI**, pande zote husika zimesaini mkataba huu kama ifuatavyo: