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/OFICIAL STAMP

____
COMMISSIONER FOR LANDS/AUTHORISED OFFICER
DATE .... **PLACE** ....
Copy: The Registrar.

UMESAINIWA hapa Dar es salaam

Na ......ESTER BARNABA NGIRUWA......

Ambae ametambulishwa kwangu na

......–......

Ambae ninamfahamu vyema

Leo tar...20th... Mwezi wa......DESEMBA......2022

......ENgiruwa......

SHAHIDI WA MNUNUZI

MBELE YANGU:

JINA: ......NOELINA BIPPA IBRAHIM......

SAINI: ......NBIPPA......

ANWANI: ......1856, TANGA......

WADHIFA:KAMISHNA WA VIAPO

NOELINA BIPPA IBRAHIM
ADVOCATE NOTARY PUBLIC
&
COMMISSIONER FOR OATHS
P.O. Box 1865, TANGA

UMESAINIWA hapa Dar es Salaam
Na ANDREW SEVERIN NJUHAYO

Ambae ametambulishwa kwangu na ESTER BARNABA NGIRWA ambaye ninamfahamu vyema leo tarehe 20th mwezi 12, 2022.

MUUZAJI

UMESAINIWA hapa Dar Es Salaam

Na HARIETHA JEREMIA HAULE

Ambae ametambulishwa kwangu na ANDREW SEVERI

Ambae ninamfahamu vyema leo tarehe 20th

Mwezi wa 12 Mwaka 2022.

SHAHIDI WA MUUZAJI (MKEWE)

MBELE YANGU:

JINA: NOELINA BIPPA IBRAHIM

SAINI:

ANWANI: 1865, TANGA

WADHIFA: KAMISHNA WA VIAPO

NOELINA BIPPA IBRAHIM
ADVOCATE NOTARY PUBLIC
&
COMMISSIONER FOR OATHS
P.O. Box 1865, TANGA

UMESAINIWA hapa Dar es Salaam

Na BROTHER EPAPY MTONGWE

ambae ametambulishwa kwangu na ESTER BARNABA NGIRWA ambaye ninamfahamu.

vyema leo tarehe 20th mwezi 12 2022.

MNUNUZI

MKATABA WAKUUZIANA KIWANJA

MKATABA HUU umefanyikaleotarehe..20th..Mwezi.....DESEMBA.........., 2022.

KATI YA

ANDREW SEVERIN NYUMAYO(.....0767 - 300 496.........**)** wa **SINZA PALESTINA** kata ya..SINZA - UBUNGO..... **Block** C 26.....mwenye**S.L.P.**.71992........, Dar-es-Salaam (ambae anatajwa katika mkataba huu kama **MUUZAJI**) wa upande mmoja;

NA

BROTHER EPAPY MTOMBWE (....0755 - 002891.............**)** wa **BUNJU B** kata ya **MABWEPANDE** mwenye S.L.P,...11125....., Dar es Salaam (ambae anatajwa katika mkataba huu kama **MNUNUZI**) wa upande wa pili;

A. **KWAKUWA MUUZAJI** anamiliki kiwanja kilichopo kwenye **PLOT NO;**..82 & 84....kilichopo Mtaa wa.....MAGOZA........, ...BUNJU A.........., Manispaa ya...KINONDONI...... Dar-es-Salaam ambacho kinatajwa kwa ufupi kama **KIWANJA** kilichopo kwenye eneo lenye ukubwa wa skweamita za mraba....Elfu moja mia tatu na mbili...... (.1302...**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** kuinunua 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

Fee:..................................

Date: ....

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** atamkabidhi 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 18020901142 6 JCB................ 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, na ielelezo 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 utaanza kutumika rasmi tarehe...20th.......mwezi DESEMBA.................,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: