

KIGAMBONI MUNICIPAL COUNCIL
(ALL CORRESPONDING SHOULD BE ADDRESSED TO MUNICIPAL DIRECTOR)



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Box 36009,
KIGAMBONI,
DAR ES SALAAM,
TANZANIA.



Ref.No.KGMC/TP/A.1/VOLV XII/65

Date 17.10.2025

INK XPRESS (TZ) LIMITED
P.O.BOX 40988,
DAR ES SALAAM.

RE: REQUEST FOR FULL LAND OWNERSHIP RECORDS, DESIGNATED LAND USE(S), AND ANY ENCUMBRANCE(S) ON PLOT NO. P65894 MEASURING 8,048 SQM LOCATED AT VUMILIA UKOO, KIGAMBONI MUNICIPAL

Please refer to the heading above together with your letter that has no reference number of 16th October, 2025 concerning letter of the subject above.

2. The office of the Director of the Municipality of Kigamboni is inspiring to receive your letter with not reference number dated 16th October, 2025

3. According to the history of plot number **P65894** located in the area of Vumilia Ukooni, it is owned by Property International Limited, after cancellation the previous plot with a survey map registered under number **89422** with Plan number **E'332/438** and make a new survey map registered with a number **DSMS0043033**.

3. Either the plot number **P65894** was designed in the Planning Drawing number **KGM/299/082020** (Amendment of Vumilia ukooni Layout) approved by Director of Planning and Villages for the use of **SERVICE INDUSTRY**.

4 With this letter we inform you that the plot in question does not have any ownership or any encumbrances, so you can continue with the following procedures including the purchase of the plot and other procedures for registering of your project to the relevant Authority.

3. Thank you for your cooperation

G. Simiyu

FOR: MUNICIPAL DIRECTOR KIGAMONI MUNICIPAL

CC, Tanzania investment center,
S.L.P 938,
Dar es salaam.

Property International Limited,
S.L.P 45548,
Dar es salaam.

INKEXPRESS TZ LIMITED

S. L. P. 40988

DAR ES SALAAM

MKURUGENZI MTENDAJI

Manispaa ya

S. L. P.

DAR ES SALAAM

K.K

Mtendaji wa Kata

KATA YA KISARAWE II IMEPITA 16/01/2023

S. L. P.

DAR ES SALAAM

K.K

Mwenyekiti wa Serikali ya Mtaa

MTAA WA VUMILIA UKOONI

S. L. P. 36009

DAR ES SALAAM

Ndugu,

YAH: MAOMBI YA KUMILIKISHWA KIWANJA # P65294 KITALU "....."

KILICHOPO VUMILIA UKOONI, KIGAMBONI, DAR ES SALAAM

Tafadhali husika na somo hapo juu.

Kwa heshima na taadhima naleta kwako ombi la kumilikishwa kiwanja tajwa hapo juu kwa mujibu wa sheria. Aidha ramani ya mipango miji namba Ya imezingatiwa katika upimaji huu wenye ramani tajwa hapo juu.

Nambatanisha Nakala za ramani tajwa hapo juu, pamoja na Nyaraka nyingine za umiliki kw aurahisi wa rejea.

Wako katika ujenzi wa Taifa.

x [Signature] x

Majirani
Kaskazini:Saini
Jina
Mashariki:Saini
Jina

Kusini:
JinaSaini
.....

Magharibi:
JinaSaini
.....

Mimi /Afisa Mtendaji wa kata/Mwenyekiti wa Serikali ya Mtaa ninathibitisha kwamab eneo /kiwanja hili/hiki ni mali yake mwombaji na linafaa kuendelezwa hivyo apimiwe /amilikishwe

Afisa Mtendaji mtaa wa VUMILIA UKOONI
Jina : DEVOTHA B. KALIMA

Saini na Muhuri [Signature]
Tarehe 15/01/2025

**AFISA MTENDAJI WA MTA
VUMILIA UKOONI**

Mwenyekiti mtaa wa VUMILIA UKOONI
Jina : MASTER JOHN MAWMA

Saini na Muhuri [Signature]
Tarehe 15/01/2025

**AFISA MTENDAJI WA MTA
VUMILIA UKOONI**

Kwa matumizi ya ofisi tu:
Maoni ya Afisa Ardhi

Jina :

Saini na Muhuri

Tarehe

SALES AGREEMENT

THIS AGREEMENT is made this^{26th}..... day of ^{August} 2025.

BETWEEN

PROPERTY INTERNATIONAL LIMITED a company incorporated in Tanzania located at 8th Floor, Mariam Tower, Songea/Shaurimoyo street, Ilala of P.O Box 45548 Dar Es Salaam (hereinafter called "the Vendor") on one part.

AND

INKEXPRESS TZ LIMITED a company incorporated in Tanzania, P.O.BOX 40988, Plot No:4, Block D, Nyerere Road, Banda la Ngozi Dar es Salaam (hereinafter called "the purchaser") on the other part.

WHEREAS:

- i. The **Vendor** is the lawful occupier of the surveyed land with **Plot No. P65894 measuring 8,048 square meters which is allocated for Service Trade Industry** Located at **Vumilia Ukooni** in Kigamboni Municipality, in Dar Es Salaam. (Hereinafter called "the Property").
- ii. The **Vendor** is desirous of selling and the purchaser is desirous of buying the said property with plot **No. P65894** measuring **8,048** square meters at a consideration of **Tanzanian Shillings Two Hundred Forty One Million Four Hundred Forty Thousand only (TZS241,440,000/=)** (herein after referred to "**as the purchasing price**") on terms and conditions herein after appearing.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS: -

1. That the Vendor hereby sells to the Purchaser and the Purchaser hereby buys from the Vendor the Property subject to the covenants herein contained and subject to the terms and conditions under which the said Property was held by the Vendor prior to this Agreement.
2. That the consideration of the Purchase price of Tanzanian Shillings **Two Hundred Forty One Million Four Hundred Forty Thousand Only (TZS241,440,000/=)** will be paid by the Purchaser to the Vendor within Five (5) days after signing of this Sale Agreement.
3. The indicative consideration payment of **Tanzanian Shillings Two Hundred Forty One Million Four Hundred Forty Thousand Only (241,440,000/=)** payable to the **Vendor** shall be deposited to the designated account of the **Vendor** as indicated below;

Account Name: Property International Limited

Account Number: 0150208402600 (TZS Account)

Bank Name: CRDB BANK LIMITED (Waterfront Branch)

OR

Account Name: Property International Limited



Account Number: 0453270002 (USD Account)

Bank Name: The Peoples Bank of Zanzibar (Lumumba Branch)

4. The **Purchaser** shall register and subsequently thereof seek and obtain or cause to sought and obtained the grant of **Derivative Right of Occupancy** register in the name of Purchaser from Tanzania Investment Centre (TIC), after the full payment of consideration contained in this agreement.
5. After completion of full payment of consideration contained in this agreement the Vendor shall deliver vacant possession and all ownership of the plot without any lien or third party rights on the ownership or usage of plot to the Purchaser. The Purchaser shall also be liable to obtain all permits from the relevant authorities for any development of the plot.
6. The Purchaser shall pay the registration fees, stamp duty or any other tax imposed while registering the Purchased plot.
7. That the **Purchaser** has also made sure suitable arrangements for funding the deal upon satisfactory completion of due diligence.
8. That in case it is found and proved that the said plot is not the right of the **Vendor**, the **Vendor** will refund the full amount paid for the purchase of the said plot to the **Purchaser**.
9. **DISPUTE RESOLUTION, GOVERNING LAW AND JURISDICTION;** That the Vendor and the Purchaser have jointly agreed that in the event of the dispute arising between them on the terms and interpretation of this agreement, efforts will be made to resolve the dispute by mutual discussion by using Arbitrator of their choice. Failure to that parties shall at liberty refer the differences or disputes to a Court of competent jurisdiction in United Republic of Tanzania.

10. TERMINATION

- i. This Agreement shall be terminated upon the breach of any fundamental covenant or obligation as stated herein.
- ii. Failure to make full payment of the purchase price by the purchaser to the vendor as stipulated in clause 2 herein. The Agreement shall be void.

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

SEALED with the **COMMON SEAL** of the said **PROPERTY INTERNATIONAL LIMITED** and **DELIVERED** in our presence
This 26th day of August, 2025
BY THE SAID;



Names: **HASHIM MOHAMED THABIT**

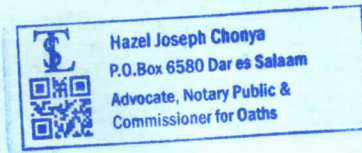
Signature : _____
Address: **45548 DSM**
Designation: **DIRECTOR**

Names: **ABDULHALIM ZAHARAN SALIM**

Signature : _____
Address: **45548 DSM**
Designation: **DIRECTOR**

Before Me:

Name : Hazel J. Chonya
Signature: _____
postal address: 6580 Dsm
Qualification: Advocate



SEALED with the **COMMON SEAL** of the said **INKEXPRESS TZ LIMITED** and **DELIVERED** in our presence
This _____ day of _____, 2025



BY THE SAID;

Names: **SUDHANSHU SHINDE**

Signature : _____
Address: **40988 DSM**
Designation: **DIRECTOR**

Names: NISHI MEHTA

Signature : _____
Address: P.O. Box 2073 Dsm
Designation: DIRECTOR

Before Me:

Name : OSCAR MILLANZI
Signature: _____
postal address: 60628 DSM
Qualification: ADVOLATE.

