



JAMHURI YA MUUNGANO WA TANZANIA



OFISI YA RAIS
TAWALA ZA MIKOA NA SERIKALI ZA MITAA
HALMASHAURI YA MANISPAA KIGAMBONI

[Barua zote zipelekwe kwa Mkurugenzi wa Manispaa Kigamboni]

Simu: +255 22-2928468
Fax: +255 22-2928469
Baruapepe: info@kigamboni.go.tz
Sovuti: www.kigamboni.go.tz
Unapojibu tafadhali taja:
Kumbu Na. KGMC/LD/KBDU/D/106780/TJM

S.L.P. 36009,
KIGAMBONI,
DAR ES SALAAM,
TANZANIA.

Kituo cha Uwekezaji (TIC)
Kanda Maalum
S.L.P 9140
DAR ES SALAAM.

Tarehe: 24/07/2025

**YAH. KIWANJA NAMBA 2185 KITALU D ENEO LA KIZIZA UNGINDONI
MANISPAA YA KIGAMBONI JIJI LA DAR ES SALAAM.**

Husika na somo tajwa hapo juu. na rejea barua yako yenye kumb Namba CA. 148/234/01J/11 ya Tarehe 23/06/2025

2. Ofisi ya Mkurugenzi wa Manispaa ya Kigamboni inakiri kupokea Barua yako tajwa hapo juu ukiomba taarifa za umiliki wa kiwanja hicho.
3. Tunakufahamisha kuwa kwa mujibu wa kumbukumbu za Ofisi kiwanja hicho kimemilikishwa kwa ndugu NEEMA PASTOR MACHUME wa S.L.P 268, Dar es Salaam kwa Hati milki yenye usajili namba 186684 ya tarehe 16/08/2019.
4. Pia kiwanja hicho kimemilikishwa kwa matumizi ya Mkazi Pekee Kifungu A na Vifungu vidogo (a) na (c).
5. Nakutakia utekelezaji mwema.

Shadrack Haule
Kny: **MKURUGENZI WA MANISPAA YA KIGAMBONI.**

Nakala: NUR AI BAHR CO. LTD,
S. L.P 22353,
Dar es salaam.

SALE AGREEMENT

Made on this 2nd day of June, 2025

By and Between

NEEMA PASTORY MACHUME
(The Vendor)

And


(The Purchaser)
NUR AL BAHR COMPANY LIMITED

In Respect Of

House known as Plot No. 2185, Block 'D' at Kigamboni Municipality, Dar es Salaam, Tanzania comprised in the Right of Occupancy registered under Certificate of Title No. 186684 and Land Office No. 1046725 together with any improvements existing thereon.

Drawn By: -

BRAVEHILL ATTORNEYS,
ACACIA Building, 5th Floor,
114/49 - Samora Avenue,
11105 P. O. Box 8566,
Ilala, Dar es Salaam, Tanzania.
Tell: +255 22 2121 799
Cellular: +255 656 000 777
Website: www.bravehill.co.tz

Vendor: 

Sale Agreement on Plot No. 2185, Block 'D', Kiziza, Ungindoni-Kigamboni, DSM.

Purchaser:

SALES AGREEMENT

This Agreement is made on this 2nd day of June, 2025.

BETWEEN

NEEMA PASTORY MACHUME, of P. O. Box 268, Dar es Salaam, with National Identification Number No. 19840309-14101-00001-17 Tanzania (hereinafter to be referred to as "the Vendor") which expression includes heirs, assignees and successors in title of the one part;

AND

NUR AL BAHR COMPANY LIMITED a Company registered with the Law of Tanzania with certificate No. 184922142, Dar es Salaam, District Ilala CBD, Ward Kariakoo, Postal Code 11106, Lumumba, Ushirika Tower (hereinafter to be referred to as "the Purchaser") which expression includes heirs, assignees and successors in title of other part;

IN RESPECT OF


Vendor's Plot No. 2185, Block 'D' Kiziza Ugindoni at Kigamboni Municipality, Dar es Salaam, Tanzania comprised in the Right of Occupancy registered under Certificate of Title No. 186684, Land Office No. 1046725 together with any improvements existing thereon; herein to be referred to as "Property".

WHERE, the Vendor is a lawful owner of the Plot No. 2185, Block 'D' Kiziza Ugindoni at Kigamboni Municipality, Dar es Salaam, Tanzania comprised in the Right of Occupancy registered under Certificate of Title No. 186684, Land Office No. 1046725 together with all buildings and other improvements existing thereon.

WHEREAS, the Original Certificate of Title is under the possession of NBC Bank as (Mortgagee)

AND WHEREAS, the Purchaser purchase vendor's property for investment purpose and to register the same under Tanzania Investment Centre (TIC) structure to comply with local laws of ownership and the Purchaser shall complete all necessary documentation for TIC registration at their own expense and indemnify the vendor from any claim arising from the Purchaser's failure to register.

AND WHEREAS both parties are ready, willing and able to enter into his agreement to promote their mutual interests so as to enable them to do business more effectively and to take advantage of the opportunities available in the field;

Vendor: 

Sale Agreement on Plot No. 2185, Block 'D', Kiziza, Ugindoni-Kigamboni, DSM.


Purchaser: 

NOW THEREFORE THIS AGREEMENT WITNESSTH:

1. That, the Vendor agrees to sale her property (House) to the Purchaser together with all or any improvements existing thereon at the Purchase Price of Tanzanian Shillings Four Hundred Million Only (say, TZS.400,000,000/=) and the Purchaser agrees to buy the said House in the sum of Consideration stated herein.
2. That the Purchaser within five (5) days after the date of execution of this agreement paid to the vendor the sum of Tshs. 400,000,000/= (Four Hundred Million) in full by depositing into vendor account.
3. That, parties have agreed that, the whole Purchase price shall be deposited into Vendor's Bank Account as stipulated in this Agreement. For purposes of this Agreement the Vendor's Bank Account Details shall be:

Name of the Account:	NEEMA PASTORY MACHUME
Account Number:	011100027222
Bank Name:	NBC Bank
Swift Code:	NLCBTZTX
Branch Code:	015011
Account Currency:	Tanzania Shillings (TZS)
Branch Name:	Corporate Branch

4. That, upon deduction of the loan amount from the recipient account as agreed, the Bank shall release the title held as Collateral to secure the mortgage to the Purchaser through one Mr. Dahalani Salim.
5. That, the parties agree that, upon the completion of all payment process as agreed under Clause 2, 3 and 4 herein above and the title is finally released to the Purchaser, the Vendor shall handover the property (House) to the purchaser on the 17th June, 2025, a ceremony which shall take place at the location where the property situates.
6. **Default**, if either party defaults under this Agreement, the following provisions shall apply:
 - i. **Purchaser Default:** If the Purchaser fails to perform any obligation, including failure to provide earnest money or secure financing, the Vendor may retain the earnest money as liquidated damages.
 - ii. **Vendor Default:** If the Vendor fails to convey clear title or otherwise fails to perform their obligations, the Purchaser may seek specific performance or recover the earnest money.

Vendor: 

: Sale Agreement on Plot No. 2185, Block 'D', Kiziza, Ungindoni-Kigamboni, DSM.

Purchaser:



7. The Vendor acknowledges that any profit from the sale of the property may be subject to capital gains tax. The following provisions shall apply:
- i. **Tax Liability:** The Vendor is responsible for any capital gains tax resulting from this transaction.
 - ii. **Exemptions:** The Vendor should consult a tax professional to explore potential exemptions, such as the primary residence exclusion.
 - iii. **Deductions:** The Vendor may deduct allowable selling expenses from the sale price to calculate the taxable gain.
 - iv. **Other fees,** such as stamp duty and any kind of registration fee will be subject to Purchaser.

8. Dispute Settlement:

Where any dispute arises among the Parties as to the performance or interpretation of this Agreement, the Parties will resolve the dispute amicably in case alternative dispute resolution failed, then the matter shall be referred to the court of competent jurisdiction in the United Republic of Tanzania.

9. Termination:

That, either party can terminate the contract by giving the other party a 30 days' notice. The notice shall be given in writing within the specified time stating the reasons for termination and the date on which the notice is given.


10. Governing Laws:

That, this Agreement shall be governed and construed in accordance with the laws of United Republic of Tanzania.

IN WITNESS WHEREOF the parties have signified their acceptance to be bound by the terms and conditions of this agreement by appending their names and signatures in the manner appearing hereunder.

SIGNED and DELIVERED at Dar es Salaam
 by NEEMA PASTORY MACHUME who is identified to
 me by.....
 the latter being known to me personally
 this...2nd..... day of June, 2025


 Vendor's Signature.

Vendor: 

Sale Agreement on Pict No. 2185, Block 'D', Kiziza, Ungindoni-Kigamboni, DSM.

Purchaser:





BEFORE ME:

Full Name: ALIHO MUHAMMAD NGE

Signature: [Handwritten Signature]

Designation: COMMISSIONER FOR OATHS AND NOTARY PUBLIC



SIGNED and DELIVERED at Dar es Salaam by DAHALANI SALIM (Director) who is known to me to me / identified to me by..... the latter being known to me personally this..^{2nd}..... day of June, 2025



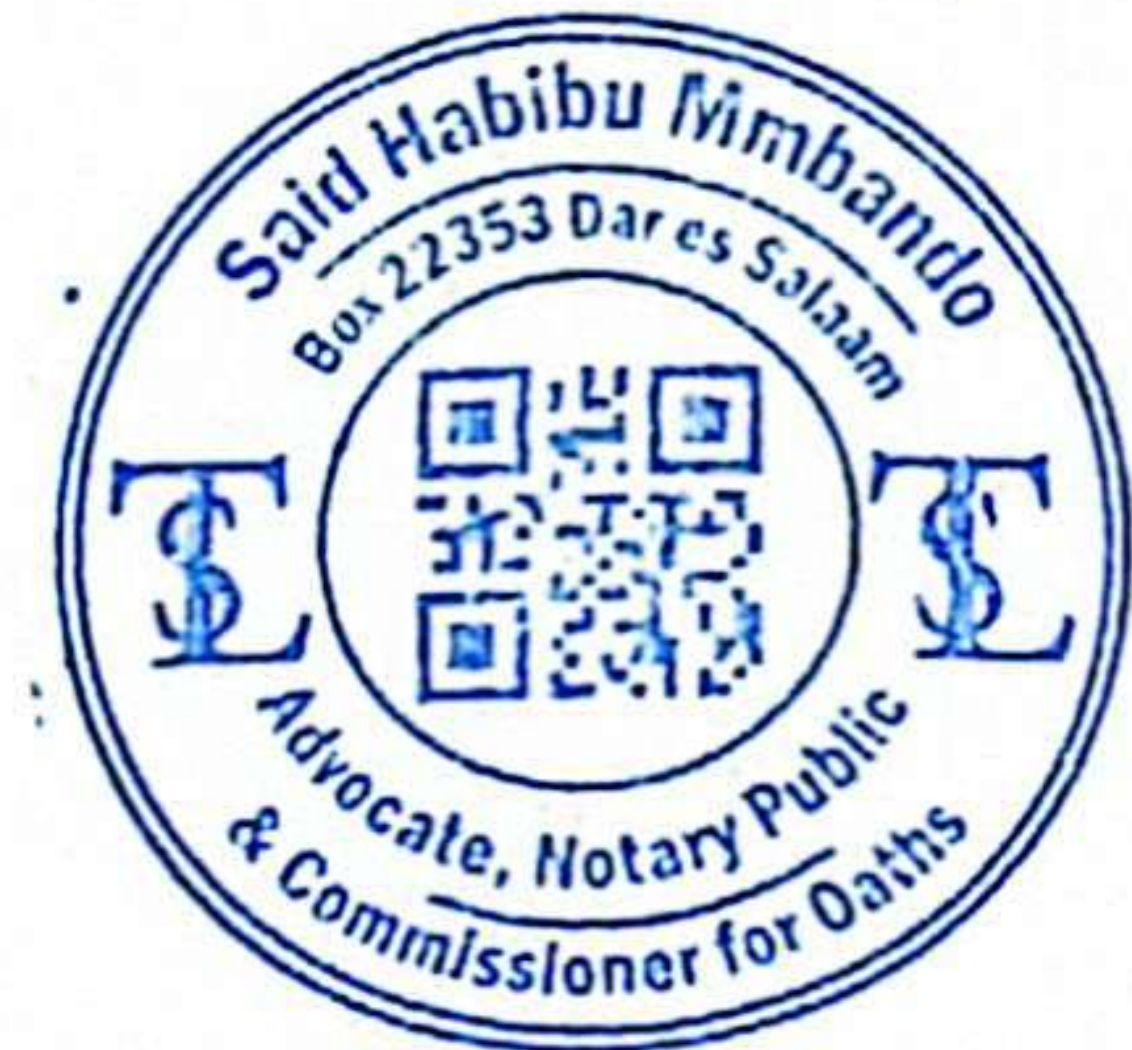
[Handwritten Signature]
Purchaser's Signature

BEFORE ME:

Full Name: SAID HABIBU MMBANDO

Signature: [Handwritten Signature]

Designation: COMMISSIONER FOR OATHS AND NOTARY PUBLIC



Vendor: [Handwritten Signature]

Sale Agreement on Plot No. 2185, Block 'D', Kiziza, Unginjoni-Kigamboni, DSM.

Purchaser:

[Handwritten Signature]