



JAMHURI YA MUUNGANO WA TANZANIA  
OFISI YA RAIS  
TAWALA ZA MIKOA NA SERIKALI ZA MITAA  
HALMASHAURI YA WILAYA YA MKURANGA



Kumb. Na.LD/MK/9258/6

10/9/2025

Mkurugenzi Mkuu

Mamlaka ya Uwekezaji na Maeneo Maalumu ya Kiuchumi Tanzania (TISEZA)

S.L.P 6775,

Dar Es Salaam.

**YAH: KIWANJA NA. 333, 334, 335 & 336 KITALU 'P' LUGWADU, WILAYA YA  
MKURANGA**

Rejea mada tajwa hapo juu,

2. Ninachukua fursa hii kuijulisha Ofisi yako kwamba, **Kampuni ya Baphoon Co. Limited** imenunua viwanja tajwa na sasa wanatakiwa kusajiliwa na kupewa cheti cha usajili wa maradi na Ofisi yako.

3. Kwa mujibu wa Sheria ya Ardhi **Na. 4 ya 1999, fungu la 19-20**, Tangazo la Serikali **Na.72 la tarehe 4/5/2001**, Kanuni za Ardhi za 2001, **kanuni ya 9C (v)**, viwanja hivi vinatakiwa kuwa miliki ya Mamlaka ya Uwekezaji na Maeneo Maalumu ya Kiuchumi Tanzania (TISEZA).

4. Halmashauri ya Wilaya inaitambulisha Kampuni hii kutoka nje ya nchi kwako ili iweze kupatiwa Certificate of Incertive kwa kuwa viwanja hivi ni halali na havina mgogoro wowote .

5. Naomba kuwasilisha kwa hatua zako muhimu.

Riziki.M. Chagiye

K.n.y: Mkurugenzi Mtendaji (W),

**Mkuranga.**

**Nakala:** Mkurugenzi Mtendaji (W),

**Mkuranga-----Kwa taarifa**

Baphoon Co. Limited

**Dar es salaam---** kwa ufuatiliaji

**AGREEMENT FOR SALE**

**THIS AGREEMENT** is made this 27 day of 03 2025 between **SAID SWALEHE HASSAN** of **P.O.BOX 10** Mkuranga, **NIDA Na. 19771226-11461-00003-27** Phone **0713-464597** (hereinafter called "the Vendors") on one part and **BAOHOON COMPANY LIMITED** of **P.O.BOX 80504** Dar es salaam (hereinafter called "the purchaser") on the other part.

**WHEREAS**

- A. The Vendor are the lawful occupier of the surveyed land held under **Plot No. 335, Block "P", 11,772 Square Meter, Located at Lugwadu area, in Mkuranga Municipality, Coastal Region** (hereinafter called "the Property").
- B. The Vendor is desirous of selling and the purchaser is desirous of buying the said property at a consideration of Tanzanian Shillings ..... **Million (Tshs 20,000,000/=)** only on terms and conditions herein after appearing.
- C. That buyer shall pay **50%** of purchase price to vendor to day ....., and 50% a buyer shall paid to vendor after the complete of title deed.

**NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-**

- 1. The Vendor shall sell and the purchaser shall buy the said property subject to the covenants hereinafter stipulated otherwise free from all encumbrances whatsoever at the aforementioned price.
- 2. The purchase price has been paid by the purchaser.
- 3. That this Agreement is subject to consent of the Commissioner for Lands/Authorised Officer on conveyance the said property from the Vendor to the purchaser and in the event that consent is withheld, the agreement shall be null and void and parties shall revert to their original position.
- 4. Purchaser shall bear all legal fees, stamp duties, approval fees, registration fees and other disbursements arising out of and in connection or incidental to the preparation and completion of the Agreement and Transfer Deed.

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

**SIGNED and DELIVERED** by the said **SAID SWALEHE HASSAN** who is known to me personally/ identified to me by Umaa Bendera the later being known to me personally This..... day of..... 2025

[Signature]  
.....  
**Signature or R.T.P of SAID SWALEHE HASSAN**

**Witness's:-**  
Signature: [Signature]  
Postal address: Dar es Salaam  
Qualification: Advocate

Sealed with the Common Seal of the said **BAOHOON COMPANY LIMITED** and DELIVERED in the presence of us this .....day of .....2025

**BAOHOON COMPANY LIMITED**  
**DAR-ES-SALAAM**  
**TANZANIA**  
**STAMP**

**WITNESS:**  
NAME WEI MIN ZHANG

SIGNATURE [Signature]

QUALIFICATION Director

NAME Longfei Lou.....

SIGNATURE 楊友飛.....

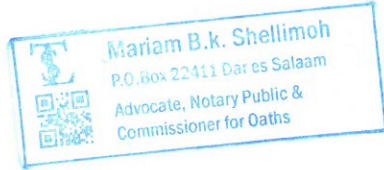
QUALIFICATION Director.....

**IN THE PRESENCE OF:**

NAME MARIAM B.K. SHELLIMOH.....

SIGNATURE M Shellimoh.....

QUALIFICATION: Advocate.....



**DRAWN BY PARTIES:**  
**DAR ES SALAAM**

**AGREEMENT FOR SALE**

**THIS AGREEMENT** is made this ..... day of .....2025 between **ABASI MOHAMED JUMA** of P.O.BOX 10 Mkuranga, **NIDA Na. 19751016-15122-00001-24 Phone 0784-228235** (hereinafter called “the Vendors”) on one part and **BAHOON COMPANY LIMITED** of P.O.BOX 80504 Dar es salaam (hereinafter called “the purchaser”) on the other part.

**WHEREAS**


- D. The Vendor are the lawful occupier of the surveyed land held under **Plot No. 333, Block “P”, 6294 Square Meter, Plot No. 334, Block “P”, 14,274 Square Meter, Plot No. 336, Block “P”, 11,487 Square Meter Located at Lugwadu area, in Mkuranga Municipality, Coastal Region (hereinafter called “the Property”)**.
- E. The Vendor is desirous of selling and the purchaser is desirous of buying the said property at a consideration of Tanzanian Shillings ..... **Million (Tshs 60,000,000/=)** only on terms and conditions herein after appearing.
- F. That buyer shall pay 50% of purchase price to vendor , and 50% a buyer shall paid to vendor after the complete of title deed.

**NOW THIS AGREEMENT WITNESSES AS FOLLOWS:-**

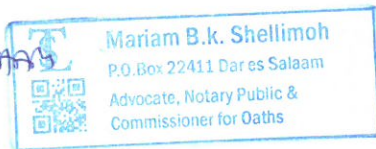
- 5. The Vendor shall sell and the purchaser shall buy the said property subject to the covenants hereinafter stipulated otherwise free from all encumbrances whatsoever at the aforementioned price.
- 6. The purchase price has been paid by the purchaser.
- 7. That this Agreement is subject to consent of the Commissioner for Lands/Authorised Officer on conveyance the said property from the Vendor to the purchaser and in the event that consent is withheld, the agreement shall be null and void and parties shall revert to their original position.
- 8. Purchaser shall bear all legal fees, stamp duties, approval fees, registration fees and other disbursements arising out of and in connection or incidental to the preparation and completion of the Agreement and Transfer Deed.

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

**SIGNED and DELIVERED** by the said **ABASI MOHAMED JUMA** who is known to me personally/ identified to me by David Swalehe the later being known to me personally This..... day of..... 2025

  
.....  
**Signature or R.T.P of**  
**ABASI MOHAMED JUMA**

**Witness's:-**  
Signature: Mariam B.k. Shellimoh  
Postal address: Shellimoh Dar es Salaam  
Qualification: Advocate



Sealed with the Common Seal of the said **BAHOON COMPANY LIMITED** and DELIVERED in the presence of us this .....day of .....2025

\_\_\_\_\_  
**STAMP**  
**BAHOON COMPANY LIMITED**  
**DAR-ES-SALAAM**  
**TANZANIA**

**WITNESS:**  
NAME WEI MZU ZHANG

SIGNATURE [Handwritten Signature]

QUALIFICATION Director

NAME *Langfei Lou* .....

SIGNATURE *Langfei Lou* .....

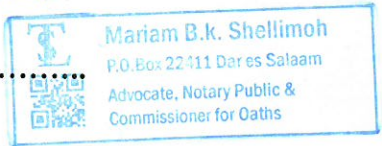
QUALIFICATION *Director* .....

**IN THE PRESENCE OF:**

NAME *MARIAM B.K. SHELLIMOH* .....

SIGNATURE *Mariam B.k. Shellimoh* .....

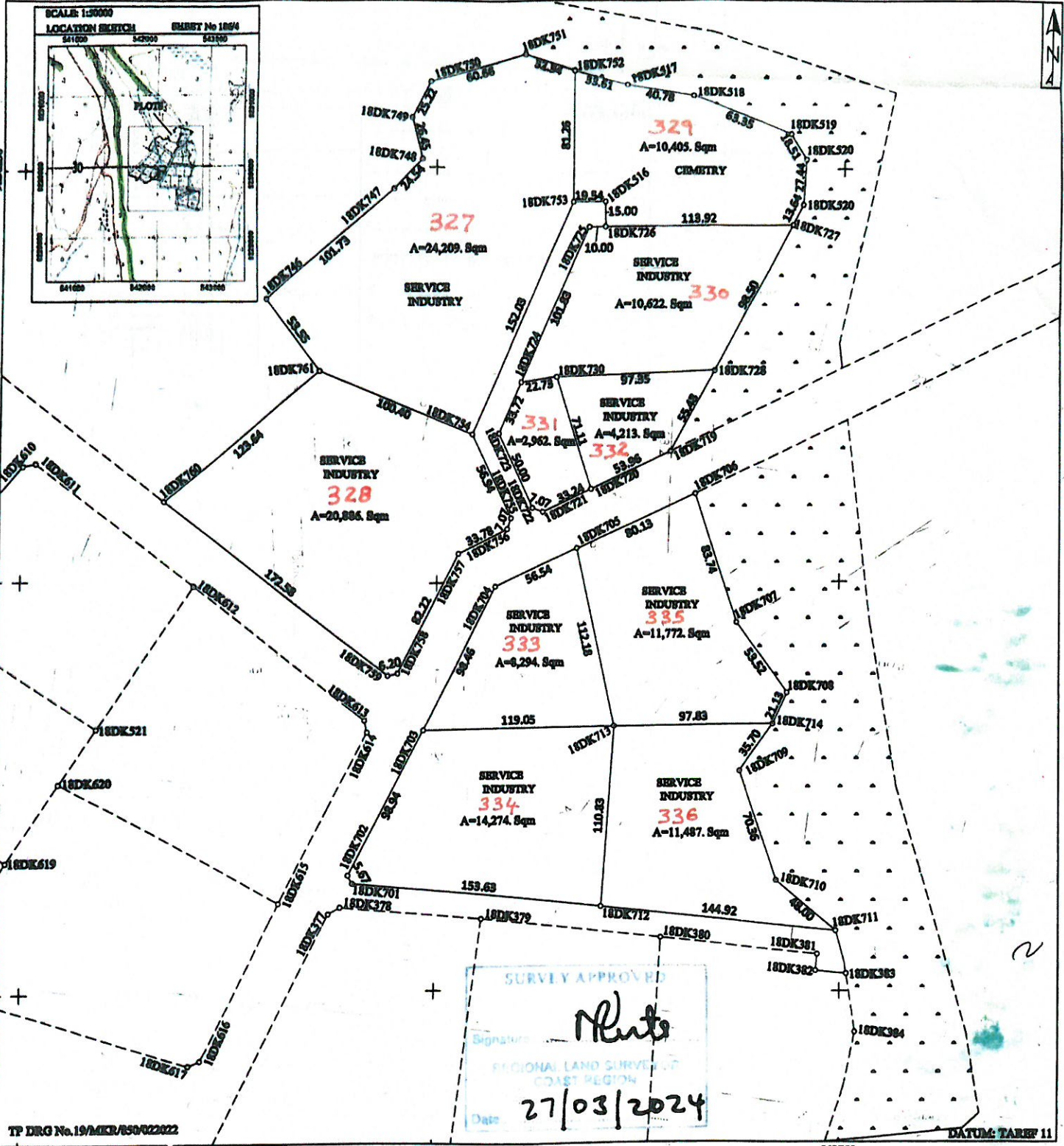
QUALIFICATION: *ADVOCATE* .....



**DRAWN BY PARTIES:**  
**DAR ES SALAAM**

SURVEY OF PLOTS No. **327-336** BLOCK "P" AT LUGWADU

MKURANGA DISTRICT-COAST REGION



TP DRG No. 19/MKR/BS0/022022

DATUM: TAREF 11

COMPS. <b>E'360<sup>AQ</sup></b> MP. <b>184/IV/24</b> STD SHEET NO. <b>184/IV</b> ACTION CC. PLAN NO. <b>E'360/951</b>		SCALE: 1:2500 AMENDMENTS MADE BY:- 1. <b>Mashaka N. (Plots no) 14.3.24</b> 2. 3. PHOTOSTAT COPIES SENT TO:- 1. 2. 3.	Plan Drawn by S Yasin I here by certify that survey represented by this plan was carried out in accordance with survey regulations DATE: <b>24/03/2024</b> _____ ISSA M MBERGA DISTRICT LAND SURVEYOR MKURANGA DISTRICT REGISTERED PLAN No: <b>192275</b>
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**E' 360-951-MKURANGA 2947**