

MKATABA WA UPANGAJI

MKATABA huu umefanyika leo hii Tarehe.....22.09.2025

KATI YA

MR Abdoul-karim Aboubakar Gurnah wa S.L.P **106158** DAR ES SALAAM, TIN **101-917-444** (Ambaye katika mkataba huu atafahamika kama "MWENYE NYUMBA") kwa upande mmoja,

NA

GURNAH BROTHERS CO.LTD wa S.L.P **15688**, MAGOMENI - DAR ES SALAAM. TIN **139-455-436** (Ambaye katika mkataba huu atafahamika kama ("MPANGAJI") kwa upande wa pili.

KWA KUWA mwenye nyumba ni mmiliki wa nyumba namba **31** iliyopo Kwenye Kiwanja namba **33**, Kitalu namba **12**, Mtaa wa **KIZINGO**, Wilaya ya **KINONDONI**, Mkoa wa **DAR-ES-SALAAM**;

NA

KWA KUWA mpangaji ana nia ya kupangisha fremu hiyo ya biashara kwa malipo ya kodi na masharti mengineyo yatakayoafikiwa kwenye mkataba huu.

HIVYO BASI MKATABA HUU UNASHUHUDIA YAFUATAYO:

1. Mkataba huu utadumu kwa muda wa miaka mitatu (3) kuanzia tarehe **01/01/2026** na kumalizika Tarehe **31/12/2028**.
2. Kodi ya pango kwa MWEZI itakuwa ni **TZS 300,000** na italipwa kwa awamu ambao utajumuisha kodi ya **miaka mitatu (3)** kiasi cha **TZS 10,800,000**
3. Mpangaji atalitumia Pango kwa matumizi ya **kibiashara** TU.
4. **KWA UPANDE WAKE MPANGAJI ANAAHIDI YAFUATAYO: -**
 - (a) Kwamba hatasababisha uharibifu wowote katika PANGO Iwapo Ikitokea uharibifu wowote, atawajibika kufanya matengenezo mara moja.

(b) kwamba, Mpangaji atawajibika kulipia umeme na anaoutumia katika Duka lake;

(c) Kwamba, mpangaji hatompangisha au kugawa PANGO kwa mtu mwingine yeyote bila ya ruhusa (idhini) ya Mwenye Nyumba.

(d) Kwamba mpangaji hataruhusiwa kujenga/kubomoa sehemu yeyote katika PANGO bila ya idhini ya mwenye nyumba.

(e) Kwamba mpangaji anapotaka kufanya matengenezo yeyote katika PANGO atatakiwa kwanza kushauriana na mwenye nyumba kabla ya kufanya matengenezo hayo

5. KWA UPANDE WAKE MWENYE NYUMBA ANAKIRI YAFUATAYO:

(a) Kwamba Iwapo mpangaji atalipa kodi ipasavyo na kutimiza masharti mengine yote yaliyoanishwa ndani ya Mkataba huu, basi Mwenye Nyumba au Mrithi au Mwakilishi wake hatambugudhi Mpangaji kwa namna yeyote ile.

(b) Kwamba jukumu la kulipia kodi ya ardhi (land rent) na Kodi ya zuio ni juu yake.

6. Mkataba huu unaweza kuvunjwa kabla ya kuisha muda wake na upande wowote kwa kutoa taarifa ya siku 30 ya kusudio la kufanya kuvunja mkataba. Ikiwa ni Mpangaji ameamua kuvunja mkataba kabla ya muda wa mkataba huu kuisha basi kodi iliyokwisha lipwa haitarudishwa.

7. Mkataba huu unaweza kuhuhishwa tena (RENEWABLE) baada ya kumalizika muda wake kwa makubaliano mapya kati ya mpangaji na Mwenye Nyumba.

8. KWA USHUHUDA na UTHIBITISHO, mkataba huu umewekwa sahihi na Mwenye Nyumba na Mpangaji kama inavyoonyeshwa hapa chini.

MKATABA huu umesainiwa hapa **Dar es salaam** Na
ambaye ninamfahamu binafsi mbele yangu leo
Hii Tarehe.....


.....
MWENYE NYUMBA

MBELE YANGU

JINA : Penina Ernest
SAINI : [Signature]
NAFASI : Wakil
TAREHE : 22/09/2024




MKATABA huu umesainiwa hapa **Dar es salaam** na
ambaye ninamfahamu binafsi mbele yangu leo
Hii Tarehe.....


.....
MPANGAJI

MBELE YANGU

JINA : Penina Ernest
SAINI : [Signature]
NAFASI : Wakil
TAREHE : 22/09/2025




STAMP DUTY
Shs. 36,000/= collected
Receipt No. 7984123951943 Dated 23/09/2025
[Signature]
Regional - Manager Kinondoni Tax Region



*** START OF LEGAL RECEIPT ***



PENNY & CO. ADVOCATES
P.O. BOX 16355 DAR ES SALAAM
TANZANIA



MINIKA STREET
TEL: 0714110999
TIN 125555837

URN *NOT REGISTERED*

SERIAL NUMBER 03T2843026938



UIN

01133M

14078151212555583703T2843026938



TAX OFFICE KINONDONI

CUSTOMER NAME



GURNAH BROTHERS LTD

CUSTOMER ID TYPE BUYER'S TIN

CUSTOMER ID 139455436

RECEIPT NUMBER

4732



ZNo

2/0725

DATE 22-09-2025



TIME 16:29:24



ECR: 01

OP: 01

ATTESTATION 20'000.00 A

TOTAL EXCLUSIVE OF TAX 20'000.00

TOTAL TAX 0.00

TOTAL INCLUSIVE OF TAX

20'000.00

CASH 20'000.00

ITEMS NUMBER 1

RECEIPT VERIFICATION CODE

E06B34132



*** END OF LEGAL RECEIPT ***



Changamoto kwenye risiti piga

Control No:

9984123949551



TANZANIA REVENUE AUTHORITY

ISO 9001: 2015 CERTIFIED

Tax Payment Slip

Name of Account Holder(s): N/A
 Bank Account Number: N/A
 Name of Commercial Bank: N/A
 Mobile Phone: 0773384485

Please transfer from my/our account the amount of TZS 360,000.00
 Amount in Words: Three Hundred Sixty Thousand Only

Value Date: 23/09/2025
 To: N/A
 Tanzania Revenue Authority

Account Number: N/A
 SWIFT Code: N/A

Control Number: 9984123949551
 Taxpayer TIN: 139455436
 Taxpayer Name: GURNAH BROTHERS CO. LIMITED

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Withholding Tax - Rental (Land and Building) Individual Resident	11630103	1111125	360,000.00

Signature Date...../...../20.....
 Signature..... Date...../...../20.....

Bank use only
 Reference number

Note to Commercial Bank:

- Please capture the above information correctly.
- Field 70 of MT103 carries a payment control number, must be captured correctly.

Control No: 9984123951943



TANZANIA REVENUE AUTHORITY

ISO 9001: 2015 CERTIFIED

Tax Payment Slip

Name of Account Holder(s): N/A
Bank Account Number: N/A
Name of Commercial Bank: N/A
Mobile Phone: 0773384485

Please transfer from my/our account the amount of TZS 36,000.00
Amount in Words: Thirty Six Thousand Only

Value Date: 23/09/2025
To: N/A
Tanzania Revenue Authority

Account Number: N/A
SWIFT Code: N/A
Control Number: 9984123951943
Taxpayer TIN: 139455436
Taxpayer Name: GURNAH BROTHERS CO. LIMITED

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Stamp Duty on Land transactions	763161201	11414102	36,000.00

Signature Date...../...../20.....
Signature..... Date...../...../20.....

Bank use only Reference number

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.

Control No:

9984123949562



TANZANIA REVENUE AUTHORITY

ISO 9001: 2015 CERTIFIED

Tax Payment Slip

Name of Account Holder(s): N/A
 Bank Account Number: N/A
 Name of Commercial Bank: N/A
 Mobile Phone: 0773384485

Please transfer from my/our account the amount of TZS 1,000.00
 Amount in Words: One Thousand Only

Value Date: 23/09/2025
 To: N/A
 Tanzania Revenue Authority

Account Number: N/A
 SWIFT Code: N/A
 Control Number: 9984123949562
 Taxpayer TIN: 139455436
 Taxpayer Name: GURNAH BROTHERS CO. LIMITED

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Withholding Tax on Services_Individual Resident	11630146	11111119	1,000.00

Signature Date...../...../20.....
 Signature..... Date...../...../20.....

Bank use only
 Reference number

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.