

SALE AGREEMENT

MADE AND ENTERED INTO BETWEEN

MASOUD KHALFAN SAEED

AND

PROPERTY GLOBAL HOLDINGS LIMITED

=====
**IN RELATION TO THE PURCHASE OF LANDED PROPERTIES LOCATED
AT PLOT NO. 613 & 614, MEASURING 2,011 SQUARE METERS WHICH
ARE ALLOCATED FOR RESIDENTIAL PURPOSES LOCATED AT
CHEKENI MWASONGA KIGAMBONI MUNICIPAL COUNCIL IN DAR ES
SALAAM.**
=====



THIS AGREEMENT is made this day of..... 2025.

BETWEEN

MASOUD KHALFAN SAEED of P.O.Box **36272** Dar es Salaam (hereinafter called "the Vendor") of one part.

AND

PROPERTY GLOBAL HOLDINGS LIMITED a company incorporated in Tanzania P.O.Box 8602 Dar es Salaam(hereinafter called "the Purchaser") which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their successor, executor, and other persons who derive title from his/her) on the other part.

The Vendor and the Purchaser shall, where the context so warrants be collectively referred to as "**Parties**", and individually as "**a Party**".

WHEREAS the Vendor is the lawful occupier of the surveyed lands with **Plot No. 613 and 614** containing **2011 square meters** which are allocated for **RESIDENTIAL** located at **Chekeni Mwasonga**, Kigamboni Municipal Council in Dar es Salaam, together with all other unexhausted improvements thereto (hereinafter called "the **Properties**").

AND WHEREAS, the Vendor is desirous of selling and the purchaser is desirous of buying the said Properties with **Plot No. 613 and 614** containing **2011 square meters** at a consideration of **Tanzanian Shillings Fifty Million Only (TZS50,000,000/=)** (hereinafter referred to as "**the Purchasing Price**") on terms and conditions herein after appearing.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS: -

1. The Sale:

The Vendor is the owner of the surveyed lands with **Plot No. 613 and 614** containing **2011 square meters** located at Chekeni Mwasonga, Kigamboni Municipal Council in Dar es Salaam. The vendor has voluntarily agreed to sell surveyed lands with total of 2011 square meters herein above to the purchaser subject to purchasing price stipulated in this contract.

1.2 The Vendor shall sell and the purchaser shall buy the said properties subject to the covenants hereinafter stipulated otherwise free from all encumbrances, lien or third-party notice and the purchaser shall have the exclusive right of ownership of the plots whatsoever at the aforementioned price.



2. The Consideration:

2.1 That in consideration of the Purchase Price of **Tanzanian Shillings Fifty Million Only (TZS50,000,000/=)**, the Purchaser is hereby purchasing the Properties from the Vendor subject to the covenants herein contained and free from all encumbrances, taxes, liens, charges, or mortgages whatsoever.

3 Mode of Payment & Terms of Purchase Price:

- 3.1 That the Purchaser has paid and the Vendor acknowledges to have received the indicative consideration of the purchase price of Tanzanian Shillings **Fifty Million Only (TZS50,000,000/=)** upon signing this land Sale Agreement.
- 3.2 The amounts mentioned under clause 2 herein shall be paid through the Vendor's bank account with the details below:

Bank Name: CRDB Bank Limited
Account Holder: Masoud Khalfan Saeed
Bank Account Number:0152708795600

- 4 The Parties hereto agree that with the execution of this Agreement, 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 the Purchaser from TIC, after the full payment of consideration contained in this Agreement.
- 5 The Vendor hereby covenants with the Purchaser to render vacant possession of the Properties to the Purchaser immediately after the signing of this Agreement. And development of the properties shall be subject to the approvals from the relevant authorities.
- 6 That the **Purchaser** has also made sure suitable arrangements for funding the deal upon satisfactory completion of due diligence.

7 Taxes and Specific costs:

- 7.1 All taxes, governmental fees and charges, penalties, interest, or any other costs required in the execution of the terms as set forth in this agreement shall be borne by each of the Parties in accordance with the Laws of the United Republic of Tanzania.
- 7.2 For avoidance of any doubt, all costs for attainment of the Title in the



Purchaser's name shall be borne by the party as prescribed accordingly to the Laws of the United Republic of Tanzania.

8 FORCE MAJEURE

- 8.1 Neither party (or any person acting on its behalf) shall have any liability or responsibility for failure to fulfil any obligation under this Agreement so long as, and to the extent to which, the fulfilment of such obligation is prevented, frustrated, hindered, or delayed as a consequence of a Force Majeure Event.
- 8.2 A party claiming the benefit of this provision shall, as soon as reasonably practicable after the occurrence of a Force Majeure Event:
- 8.3 Notify the other party of the nature and extent of such Force Majeure Event within 14 days after the occurrence of the event; and
- 8.4 Use all reasonable endeavours to remove any such causes and resume performance under this Agreement as soon as feasible.
- 8.5 For the purposes of this clause, a Force Majeure Event means an event beyond the control of a party (or any person acting on its behalf), which by its nature could not have been foreseen by such party (or such person), or, if it could have been foreseen, was unavoidable, and includes acts of God, storms, floods, riots, fires, sabotage, civil commotion or civil unrest, interference by civil or military authorities, acts of war (declared or undeclared) or armed hostilities or other national or international calamity or one or more acts of terrorism or failure of energy sources.

- ## **9 DISPUTE RESOLUTION, GOVERNING LAW AND JURISDICTION;**
- the validity, construction and performance of this Agreement shall be governed by the Laws of the United Republic of Tanzania. All disputes, claims or proceedings between the parties relating to the validity, construction or performance of this Agreement shall be subject to a court of competent jurisdiction in Tanzania.

10 TERMINATION

- 10.1 This Agreement shall be terminated upon the breach of any fundamental covenant or obligation as stated herein.
- 10.2 Failure to make full payment of the purchase price by the purchaser to the Vendor as stipulated in clause 2 herein.
- 10.3 Upon the occurrence of instances of Force Majeure.
- 10.4 This Agreement shall be terminated upon the breach of any fundamental covenant or obligation as stated herein such as



failure to make full and prompt payment of the purchase price by the Purchaser to the Vendor and also in case of any encumbrance, lien, third party notice, mortgage, multiple sales, or inability to transfer the right of occupancy. If the contract is terminated due to the fault of either party, the contract amount paid shall be fully refunded and the party at fault shall pay a penalty of 10% of the contract amount.

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

SIGNED and DELIVERED by MASOUD KHALFAN SAEED who is identified to me by
The letter being known to me personally in
My presence this ____ day of _____ 2025


VENDOR

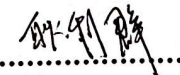
Before Me:

Name :
SIGNATURE:
ADDRESS :
QUALIFICATION:

SEALED with the COMMON SEAL of PROPERTY GLOBAL HOLDINGS LIMITED
in our presence this
..... day of 2025



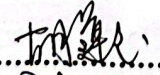
Full Name: GENG LIQUN

Signature: X GENG LIQUN 

Postal Address: ... P.O. Box 8602 DSM

Qualification: **DIRECTOR**

Full Name: HU ZUNBAO

Signature: X HU ZUNBAO 

Postal Address: ... P.O. Box 8602 DSM

Qualification: **DIRECTOR**

BEFORE ME:

Full Name:
Signature:
Postal Address:
Qualification:



AFFIDAVIT

I, **PROPERTY GLOBAL HOLDINGS LIMITED** adult, and resident of P. O. Box 8602 Dar es Salaam DO HEREBY make Oath and State as follows:-

1. That, I bought a surveyed piece of land situated at **CHEKENI MWASONGA** in Kigamboni Municipality, Dar es Salaam City.
2. That, the said piece of land was surveyed and remarketed as **Plot No 613 and 614 Block "....."** **CHEKENI MWASONGA** in Kigamboni Municipality
3. That, the said survey plan has been approved by the Director of Surveys and Mapping and registered as **Plan No. E¹.....**Registered
4. That I have made an application to the land Allocating Authority to allocate the said **Plot No 613 and 614 Block "....."** **Chekeni Mwasonga** in Kigamboni Municipality.
5. That I hereby declared to indemnify the Kigamboni Municipal Council/Commissioner for lands or any duly Authorized Officer acting in that capacity in particular, against any claim which may be preferred against it/him by any person for the allocation of the said plots to me and my family.
6. That, all what is stated above are true to the best of my own knowledge and I make this declaration conscientiously believing the same to be true and by virtue of the **Oaths (Judicial Proceedings and Statutory Declaration Act, 1966)**.

Dated at Dar es Salaam this Day of, 2025

Affirmed at Dar es Salaam by)
The said **PROPERTY GLOBAL HOLDINGS**)
LIMITED)
Who is known to me personally/.....)
.....)
Identified to me by.....)
Their latter being known to me personally)
in my presence this Day of, 2025)


.....
Deponent

BEFORE ME

.....
COMMISSIONER FOR OATHS



PROPERTY GLOBAL HOLDINGS LIMITED

S. L. P

DAR ES SALAAM

...../...../.....

MKURUGENZI MTENDAJI

Manispaa ya

S. L. P

DAR ES SALAAM

K.K

Mtendaji wa Kata

KATA YA

S. L. P

DAR ES SALAAM

K.K

Mwenyekiti wa Serikali ya Mtaa

MTAA WA

S. L. P

DAR ES SALAAM

Ndugu,

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


KILICHOPO , 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 

AFISA MTENDAJI
KATA YA KISARawe II

IMEPATIWA 16/01/2025

hupitishwa
@16:00
15/01/2025

AFISA MTENDAJI
MTAA WA MWASONGA

6138614



KIGAMBONI MUNICIPAL COUNCIL
(All letters should be addressed to the Municipal Director)

Tel: +255 22-2928468
 Fax: +255 22-2928469
 E-mail: info@kigamboni.go.tz
 Website: www.kigamboni.go.tz



P. O. Box 36009,
 KIGAMBONI,
 DAR ES SALAAM,
 TANZANIA.

Date:

REF:

Mkurugenzi,
 Manispa ya kigamboni,
 S.L.P. 36009,
 DAR ES SALAAM.

KUMBUKUMBU ZA UHAKIKI WA MILKI

ENEO LILILOHAKIKIWA WILAYAKATA.....MTAA.....

TAREHE	MUDA	MIPAKA YA ENEO	JINA LA MWOMB'AJI	SABABU YA MAOMBI/ KUPIMIWA/ KIMILIKISHWA	KIASI CHA ARDHI IOMBWAYO	MUDA WA MUOMBAJI ALIOKAA KATIKA ENEO	NAMBA YA KIWANJA NA RAMANI	MAENDELEZO

Ninathibitisha kwamba eneo/kiwanja hili/hiki ni mali ya mimi mwenyewe na endapo atatokeza mtu mwingine kudai haki juu ya eneo/kiwanjahili.hiki nitawajibika mimi mwenyewe na halmashauri haitausika kwa namna yoyote ile.

Jina la Mwombaji PROPERTY GLOBAL HOLD LTD Namba ya simu 0762339955
 Saini : [Signature] tarehe

Majirani

Kaskazini:

JinaSaini

Mashariki:

JinaSaini

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 MWASONGA

Jina: JOSEPH BARONGO

Saini na Muhuri Joseph; **AFISA MTENDAJI**
MTAA WA MWASONGA

Tarehe. 15/01/2025

Mwenyekiti mtaa wa MWASONGA

Jina: JOSEPH BARONGO

Saini na Muhuri Joseph; **AFISA MTENDAJI**
MTAA WA MWASONGA

Tarehe. 15/01/2025

Kwa matumizi ya ofisi tu:

Maoni ya Afisa Ardhi

Jina :

Saini na Muhuri

Tarehe.....





(IJAZWE NAKALA TATU)
JAMHURI YA MUUNGANO WA TANZANIA
SHERIA YA ARDHI NA.4 YA 1999.

1. Mimi/sisi PROPERTY GLOBAL HOLDINGS LIMITED.....Jinsia.....
.....Jinsia.....
.....Jinsia.....
2. Tarehe.....
3. Anuani ya Biashara/Sanduku la Posta..... 36272 DSM.....
4. Namba ya simu.....
5. Uraia.....
6. Namba ya Kitambulisho cha Taifa(NIDA).....
7. Nina/tunaomba haki ya kumiliki ardhi
 - (a) Namba ya kiwanja 613 & 614..... Ukubwa wa kiwanja 2011..... Kitalu.....
Mahali kilipo..... CHEKONI MWASUNGA.....
 - (b)Matumizi ya ardhi inayoombwa.....
 - (d)Nipo/Tupo tayari kulipia jumla ya Tshs..... kwa ardhi hiyo
- 8.Nina/tunathibitisha kwamba nina/tunamiliki ardhi/shamba katika maeneo mengine
.....
- 9..Kama ulikuwa mmiliki wa shamba au nyumba taja namba ya uthamini.....
.....
- 10.Je ulikuwa umechangia upimaji katika eneo unaloomba?ndiyo/hapana.kama jibu
ni ndiyo taja namba yako ya stakabadhi na kiasi ulicholipia.....
- 11.Nita/tutazingatia masharti ya kumiliki ardhi kwa mujibu wa sheria
- 12.Maelezo mengine unayohisi ni muhimu kutujulisha.....
.....
- 13.Nina/tunathibitisha kwamba yote yalioelezwa hapa ni kweli tupu kwa uelewa wangu /wetu
- 14.Saini ya Mwombaji. X [Signature]..... Tarehe.....

KWA MATUMIZI YA OFISI TU

KUMBUKUMBU NA.....

Ada ya Maombi imelipwa kwa stakabadhi Na.....ya tarehe
Amekubali Kiwanja Na..... Ukubwa.....sqm/Ha... PIN.....
Maombi yamekataliwa kwa sababu.....
..... Kamishna wa Ardhi/Afsa Ardhi Mteule

Nime/Tumekabidhiwa nakala :Saini ya Mwombaji/Waombaji. X [Signature].....
Tarehe.....

- * Ujazo wa Juu-Mita za Mraba 1-600 (Kiwanja kidogo)
- * Ujazo wa Kati-Mita za Mraba 601-1200(Kiwanja chenye ukubwa wa kati)
- * Ujazo wa chini Mita za Mraba 1201 na kuendelea(Kiwanja kikubwa)

FOR BANK'S USE
(KWA MATUMIZI YA BENKI)



The bank that listens

CRDB BANK PLC
CASH DEPOSIT/WITHDRAWAL FORM
FOMU YA KUWEKA/KUTOA FEDHA TASLIM

Date/Tarehe

June 02, 2023

Account Number
Namba ya Akaunti

0152708795600

Branch/Tawi

Account Holder's Name
Jina la Mwenye Akaunti

MASOUD KHALFAN SAEED

Deposit/Withdrawal
Kuweka/Kutoa

Cash Deposit

Amount and Currency
Kiasi na aina ya Fedha

50,000,000.00 TZS

Transaction No.

0000334202062518051530455

Teller I.D

fminde

Signature/Sahihi:

Customer/Mteja



This receipt will be valid only if printed, signed by the customer, counter signed and stamped by the teller



扫描全能王 创建