

SALES AGREEMENT

BETWEEN

MR. GEORGE JACKSON BALAZI

SELLER

AND

DN PRODUCTS CO. LTD

(DR. RICHARD DONACIAN TOBA)

BUYER

George Jackson Balazi

[Signature]

This SALES AGREEMENT is made thisday of May, 2020

BY AND BETWEEN

Mr. George Jackson Balazi whose address for the purpose hereof is P. O. Box 68376 , Dar es Salaam, Tanzania (hereafter referred to as the "Owner and Seller").

AND

DN PRODUCTS CO.LTD (Dr. Richard Donacian Toba) whose address for the purpose of this contract is P. O. Box 31868 Dar es Salaam, Tanzania (hereafter referred to as the "Buyer");

NOW therefore these presents witnesses that the parties hereto, have entered into and concluded this sales agreement for the sale of a plot at BAGAMOYO-KIDOMOLE on the terms and conditions as hereinafter provided:

1. SPECIFIC OBJECTIVE OF THE SALE

- 1.1 The Owner sales a plot measuring about **12,138** square metres situated at **KIDOMOLE** in **BAGAMOYO URBAN AREA** behind service station as per TP drawing **19/BGY/1459/062019**.
- 1.2 The Buyer will pay a total of TSHS **15,000,000/=** (Fifteen Million Shillings only) being cost for the purchase of the plot.
- 1.4 The buyer would be allowed to proceed with construction seven days after first phase payment.

2. SCOPE OF OPERATIONS

- 2.1 The Owner and Seller hereby grants unto and the Buyer accepts, subject to all of the terms and conditions of the contract, the right possess the plot referred above.

3. LEVY

- a) All levies related to the plot including village levy shall be the responsibility of the seller which is now at 10%
- b) Issues concerning surveying cost shall be paid by both parties with maximum of 1,500,000/= (One million five hundred thousand only) for the buyer only.

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- c) The payment of the agreed sum shall be paid through the account named George Jackson Balazi. acc number: 23510010690

George Jackson Balazi

Richard Donacian Toba

NMB Tegeta Branch. The Owner bank details have also been attached to this contract as annex 1.

d) All legal costs and expenses including transfer costs shall be paid by the buyer.

5. STATUTORY REQUIREMENTS

5.1. The Buyer shall abide by and comply by such governmental, municipal or town planning regulations, by-laws, schemes or plans

6. TERMINATION

6.1 The owner and seller of the plot may terminate this sale agreement if the buyer will fail to pay the remaining sum as per agreement provided above without any further notice.

6.2 The ground for termination shall be an overt breach of the term(s) and condition(s) of this sale agreement.

7. SETTLEMENT OF DISPUTES

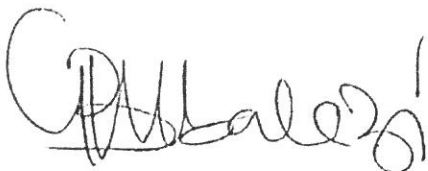
7.1 If any dispute arises, they shall be settled by mutual discussions. If the discussions fail to produce an agreement mediation between parties will take over and if fails either party has the option to submit the dispute to the relevant Court or Tribunal in Tanzania.

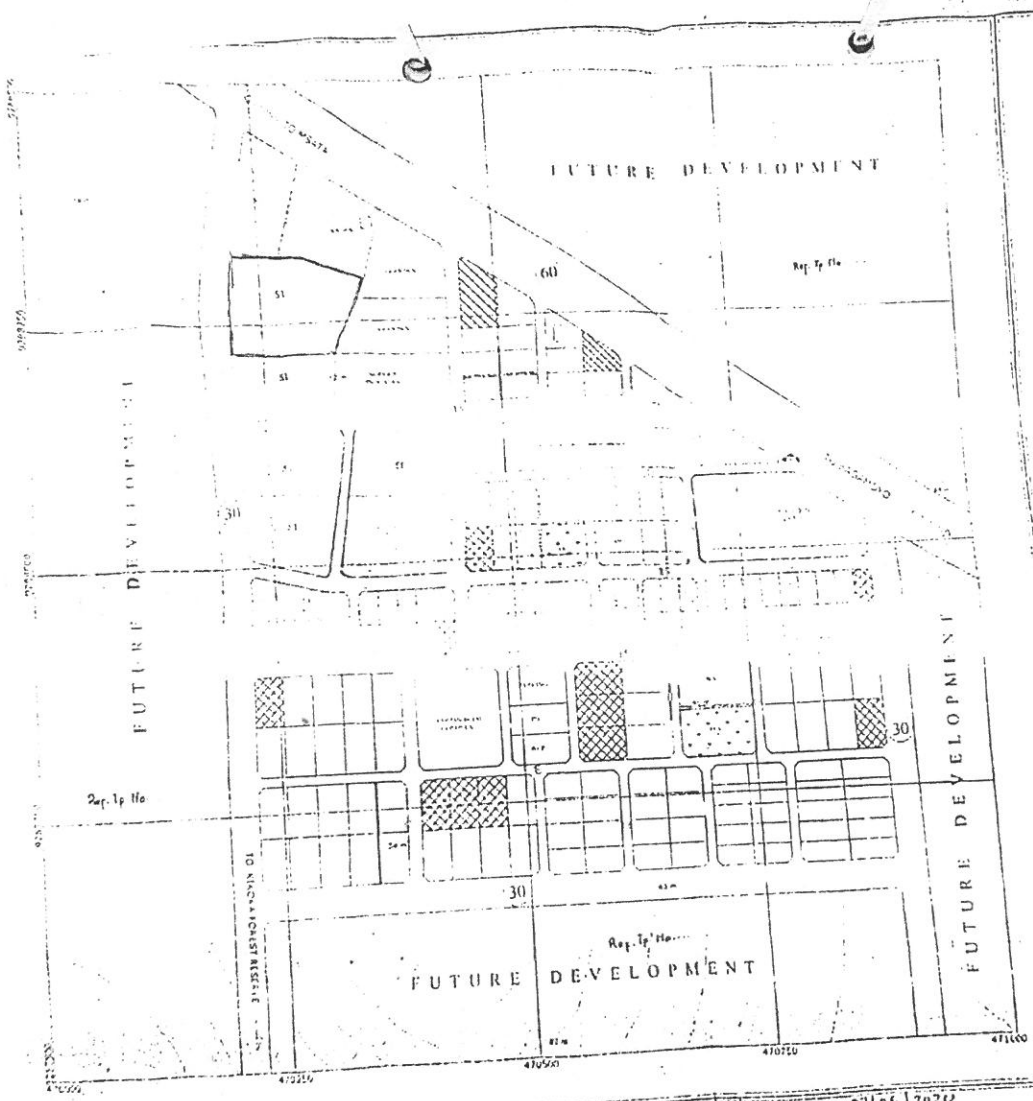
8. LANGUAGE

8.1 All notices, instructions, correspondences or any other written documentation concerning the agreement between the Owner and the Buyer shall be in English/Swahili.

9. APPLICABLE LAW

9.1 This Agreement, its meaning and interpretation, and the relation between the parties shall be governed by the Laws of the United Republic of Tanzania.





LEGEND

| | |
|----------|--------------|
| [Symbol] | Residential |
| [Symbol] | Commercial |
| [Symbol] | Industrial |
| [Symbol] | Agricultural |
| [Symbol] | Open Space |
| [Symbol] | Water |
| [Symbol] | Other |

LAND USE DISTRIBUTION

| LAND USE | NO. OF PLOTS |
|--------------|--------------|
| Residential | |
| Commercial | |
| Industrial | |
| Agricultural | |
| Open Space | |
| Water | |
| Other | |
| TOTAL | |

ADJOINING T.P. DRAWINGS

| | | |
|----|----|----|
| NE | SE | SW |
| NE | SE | SW |
| NE | SE | SW |

Orthophoto Aerial Photo
 Planning Survey of Detail
 Character GPS

PREPARED BY:
 TOWN PLANNING OFFICE
 BAGAMOMOY

ACCEPTED BY:
 HON. DISTRICT COMMISSIONER
 BAGAMOMOY DISTRICT

SCALE: 1:2500

| | | |
|-----|----------|------|
| NO. | REVISION | DATE |
| | | |
| | | |

KIDOMOLE LAYOUT PLAN
BAGAMOMOY URBAN

DATE: 07/06/2020
 APPROVED BY: J. MUSA
 ZONAL TOWN PLANNER

DESIGNED BY: M. J. MUSA
 DRAWN BY: M. J. MUSA
 CHECKED BY: M. J. MUSA
 DATE: 05/29/20