

Field

AGREEMENT FOR SALE

VENDOR: Sanare Robert Lemunga
Ngorbob Village
P.O. Box 7037- Arusha.

PURCHASER: M/S Braeburn Schools (T) Limited
P.O. Box 14268
Arusha.

PROPERTY: Approximately 3.00 acres of land as described in the sketch plan (Annexature "S") annexed to this Agreement together with all the developments erected and being thereon, at Ngorbob Village, in Arumeru District

CONSIDERATION: T. Shs.3,000,000/=(TSh. Three Million)only.

TERMS OF PAYMENT: In lump sum by Cheque No. 196026. of 1.9.2000.

POSSESSION: The Vendor to hand over possession of the property to the purchaser immediately upon signing this Agreement.

OTHER CONDITIONS: (a) This agreement is subject to the consent of the Village Authorities and the Minister for Lands, Housing and Urban Development and in the event the said consent is refused or withheld for any reason whatsoever the parties shall revert to status quo and the payment made herein by the purchaser shall be refunded to them, provided that the Vendor shall compensate the purchaser and development which shall have been effected by them on the property.

Handwritten signatures of Sanare Robert Lemunga and M/S Braeburn Schools (T) Limited.

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I, **THERESIA FELICIAN MUTAJUKA**
Advocate, Notary Public and
Commissioner for Oaths
do hereby certify that the foregoing
is a true and correct copy of the original

Signature: T. Felician Date: 11/2/2020

- (b) The property herein agreed to be sold free of Mortgage and liability. If the purchaser is called upon to pay mortgage or liability owing on the property as at the date hereof the Vendor shall immediately indemnify the purchaser.
- (c) The parties hereto undertake to obtain the necessary consent of the Village Authorities and the Minister for Lands, Housing and Urban Development to execute and do all such deeds, assurances and thing as may be necessary to perfect The intentions expressed or implied in this agreement.
- (d) The purchaser shall arrange for the water supply with consent of the Village Authorities.
- (e) There is no pending dispute either with the Government or any private person over this piece of land.
- (f) The purchaser to obtain the Certificate of Title at his expense.
- (g) The purchaser to pay the cost of survey and consent.
- (h) The purchaser shall bear the cost of this Agreement.

The contents of this Agreement have been read over and explained to all the parties to this Agreement for sale. The said parties agreed to be bound by the terms, conditions, spirit and intendment of this Agreement.

Signed and Delivered by Sanare Robert Lemunga
 In our presence this
 day of 2000



 Vendor

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I, THERESIA FELICIAN MUTAJUKA
 Advocate, Notary Public and
 Commissioner for Oaths
 do hereby certify that the foregoing
 is a true and correct copy of the original

Signatures: T. Felician Date: 11/2/2000

WITNESSES:-

1. Langidare Lemunga Meng'oru
Signature..... *[Signature]*
Postal Address: P.O. Box 7037 - Arusha
Qualification: Farmer

2. Michael Lemunga Meng'oru
Signature..... *[Signature]*
Postal Address: P.O. Box 7037- Arusha
Qualification: Farmer

3. Phillemon M. Laisser
Signature..... *[Signature]*
Postal Address: P.O. Box 7037 -Arusha
Qualification: Ngorbob Village Chairman

MWENYEMU WA KINYE
CHA MCHAO
ARUSHA

SEALED with the COMMON SEAL of
the said M/S Braeburn Schools (T) Limited
and DELIVERED by Mr. Robert Williams
duly authorised by the said Purchaser
in my presence this
day of2000

[Signature]
Purchaser

WITNESS:

Mr. George Vrontamitis
Signature..... *[Signature]*
Postal Address: P.O. Box 14268 Arusha
Qualification: Businessman

Drawn by:

M/S Chadha and Company
Advocates
P.O. Box 1243,
Arusha.

CHA MCHAO
P.O. ARUSHA

[Signature]

[Signature]

[Signature]

I, THERESIA FELICIAN MUTAJUKA
Advocate, Notary Public and
Commissioner for Oaths
do hereby certify that the foregoing
is a true and correct copy of the original

Signature: *[Signature]* Date: 11/2/2020