

SALE AGREEMENT

THIS AGREEMENT is made at Dar es Salaam this 21st day of September, 2020

BETWEEN

AFFAN MOHAMED SULEMAN AFFAN, of P.O. Box 15354 Dar es Salaam (hereinafter referred to as "the Vendor") which expression where the context admits shall include its successors and assigns of the other part.

AND

JUMBO FOOD INDUSTRIES LIMITED, a limited liability company incorporated in Tanzania under the Companies Act (R.E.2002) of P.O. Box 5804 Dar es Salaam, (herein after called "the Purchaser"), which expression where the context permits shall include its assigns and successors in title, of the one part

WHEREAS:

The Vendor is the legal and beneficial owner of ALL THAT piece and parcel of Unregistered land situated at Kitunda Kati Area (the said piece of lands together shall here in after be called the "Property").

The Vendor is desirous of selling the said property and the Purchasers are desirous of purchasing the same.

IT IS HEREBY AGREED AND DECLARED as follows:

1. Upon and subject to the terms and conditions of this Agreement, the Vendor as legal and beneficial owner hereby sells to the Purchasers and the Purchasers purchases and acquires the property for the price set out below.
2. The purchase price for the said property is Tanzania Shillings Forty million (TShs.40,000,000) only, whereby upon signing this agreement the Vendor shall be paid Tanzania Shillings Five Million (TShs.5,000,000) through his Bank Account No.21702505373 NMB Bank in the name of AFFAN MOHAMED AFFAN.
3. The remaining sum of Tanzania Shillings Thirty Five Million (TShs.35,000,000) only shall be paid to the Vendor in three monthly installments from the date of signing this agreement.
4. The boundaries for the said Land is as follows:
 - a) George Nyamonge Rioba (South direction).
 - b) Calimely Bar (North Direction).
 - c) Affan Mohamed Suleiman Affan (Vendor) (East Direction).
 - d) Robert Peter Swai (West Direction).
5. The Vendors warrants that, the said property is sold free from all mortgages, charges and other security interests, restrictions, cautions, inhibitions, equities, easements, quasi-easements, right of light and way, overriding interests and all other encumbrances whatsoever.

CERTIFIED TRUE COPY OF THE ORIGINAL
SULEIMAN KHAMIS HAJI
ADVOCATE, NOTARY PUBLIC &
COMMISSIONER FOR OATHS
Signature: _____ Date: 4/02/2021



6. Any default by any part in this Agreement shall result to breach of this contract and shall amount to damages thereon.
7. This Agreement shall be governed by the Laws of the United Republic of Tanzania.

IN WITNESS WHEREOF this agreement has been duly executed by the parties hereto as of the day and year first herein before written.

SIGNED and DELIVERED by the said
AFFAN MOHAMED SULEMAN AFFAN
 who is known to me personally/
 Identified by _____
 the latter being known to me personally
 this 21st day of September, 2020




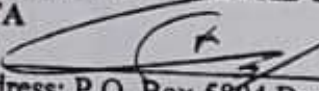
 VENDOR

(Witness's
 Signature: _____
 Postal Address: _____
 Qualification: _____




SEALED with the common SEAL of the said
JUMBO FOOD INDUSTRIES LIMITED
 In the presence of us this 21st day of September 2020)
 Name: **ABID ABDUL AZIZ HUSSAIN**

Company Seal

Signature: 
 Postal Address: P.O. Box 5804 Dar es Salaam
 Qualification: Director/Company Secretary
 Name: **AHMED MUHAMMAD SIDDIQU MUSTAFA**
 Signature: 
 Postal Address: P.O. Box 5804 Dar es Salaam
 Qualification: Director/Company Secretary



PREPARED BY:
DOSA ESTATE & CONSULTANCY
 P.O. BOX 21139
DAR ES SALAAM - TANZANIA.

CERTIFIED TRUE COPY OF THE ORIGINAL
 SULEIMAN KHAMIS HAJI
 ADVOCATE, NOTARY PUBLIC &
 COMMISSIONER FOR OATHS
 Signature:  Date: 9/09/2021



DAR ES SALAAM ZONAL OFFICE
 PO BOX 1191, DAR ES SALAAM
 Tel: No. +255 22 2120458
 Fax: No. +255 22 212 4576
 E-mail: smd@ardhi.go.tz



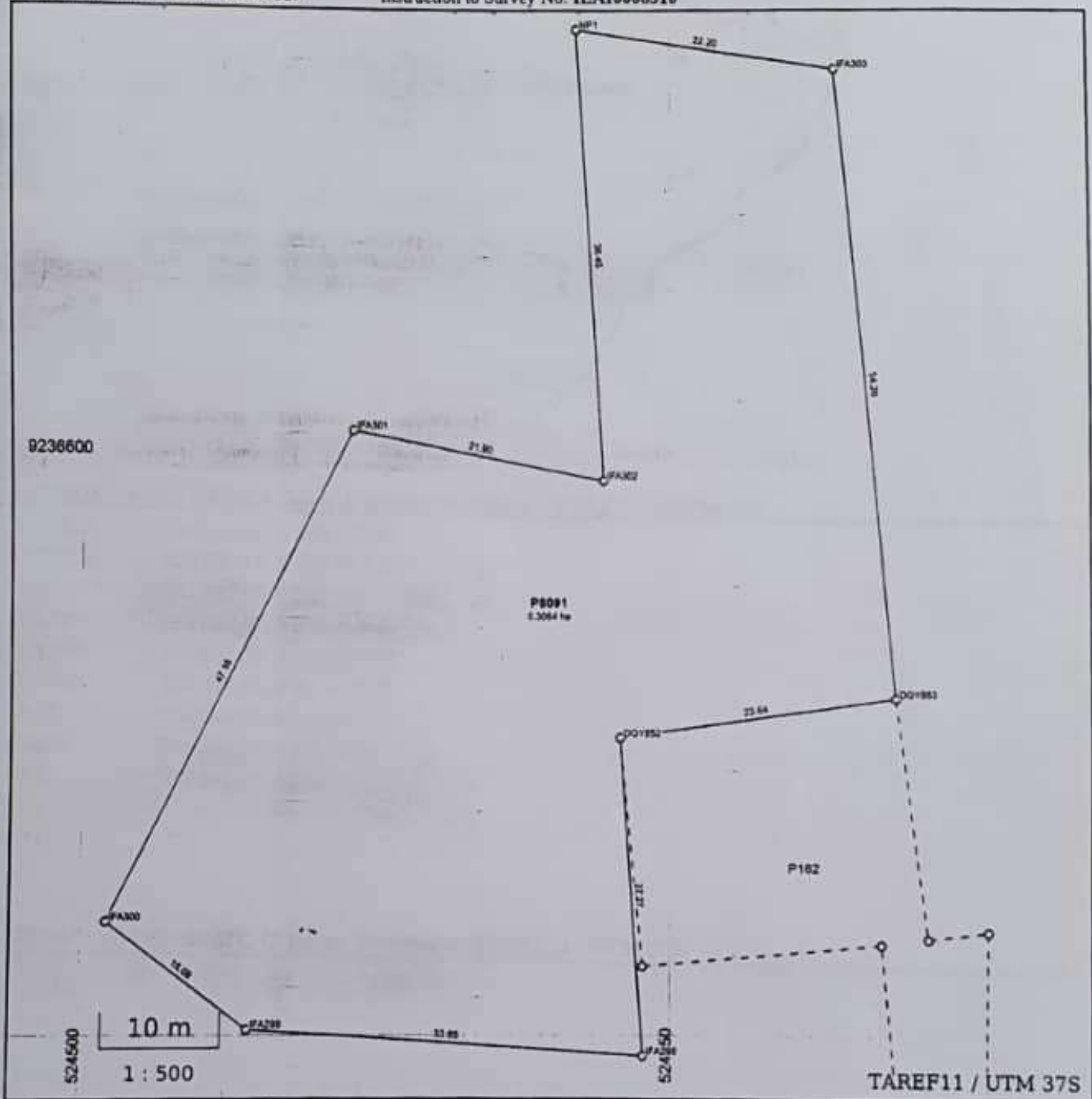
THE UNITED REPUBLIC OF TANZANIA
 MINISTRY OF LANDS, HOUSING AND
 HUMAN SETTLEMENTS DEVELOPMENT
 SURVEY AND MAPPING DIVISION

SURVEY PLAN

SURVEY OF PLOTS NO..... AT KITUNDA NYANTIRA ILALA MUNICIPALITY DSM CITY

Registered Plan No: DSMS0022827

Instruction to Survey No: ILA10008310



Region: Dar es Salaam
 District: Ilala Municipal
 Council
 Location:
 Block:
 Plot No: P8091



Plan generated from parcels approved on the 1st day of February 2021 by Geoffrey Kameta, Surveyor In charge.

I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.

Geoffrey Kameta
 Surveyor In charge