

SALE AGREEMENT

This agreement is made at Dar Es Salaam on this 14th day of March 2020

BETWEEN

LODHIA STEEL INDUSTRIES LIMITED, P O Box 12167, Arusha, Tanzania (hereinafter called the "VENDOR")
of one part

AND

KAMAKA IT SOLUTIONS Limited, Plot NO 35, Tabata Area, Dar Es Salaam, Tanzania (herein after called
the "PURCHASER") of the other part.

WHEREAS the vendor is the ownder of all the property situated on CT No. 121146 namely the land
known as Plot No. 1,2 & 3, Block B, Kisemvule area, Mkuranga District in Dar es Salaam (hereinafter
referred to as the "PROPERTY")

AND WHEREAS the VENDOR is desirous of transferring and the PURCHASER is desirous of receiving the
PROPERTY on terms and conditions hereafter contained

NOW THEREFORE THIS DEED WITNESS AS FOLLOWS:

1. The VENDOR is willing to transfer 4 acres from the said plot to the PURCHASER
2. The purchaser agrees to occupy the said plot free from all encumbrances by paying TZS 204,160,000 (Two Hundred Four Million One Hundred and Sixty Thousand Shillings Only) as consideration
3. The said consideration shall be paid by the PURCHASER within the said period and term mentioned as per the Memorandum of Understanding dated 26th February 2020.
4. The VENDOR warrants that the plot is free from mortgage, lien, pledge or any other encumbrances whatsoever and outstanding liabilities regarding the plot before the transfer of PROPERTY takes place.
5. The VENDOR shall relinquish to the PURCHASER all his rights, handover related documents and receipts concerning the said PROPERTY after execution of this agreement.
6. The VENDOR undertakes to spend all costs related to the transfer, which includes but not limited to tamp duty, registration fees, capital gain tax etc., of the right of occupancy to the PURCHASER.


Certified True Copy of the Original
Sign: Hakme Date: 25/1/2021
HAKME ABDULRAHMAN PEMBA
Advocate, Notary
Public & Commissioner for Oaths

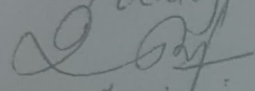
IN WITNESS WHEREOF the parties herein above have set their hands on this presents at Dar Es Salaam on the day, the year and in the manner hereafter appearing.

SEALED with the COMMON SEAL of said
LODHIA STEEL INDUSTRIES LIMITED and DELIVERED

.....
VENDOR'S SEAL

In the presence of us this.....
4th day of March 2020

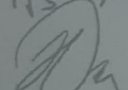
Name: MR. ARUN LODHIA
Signature 
Postal address: PO BOX 12167 ARUSHA
Qualification: MANAGING DIRECTOR


Name: Manoj S.S.
Signature 
Postal address: PO BOX 12167 ARUSHA
Qualification: CEO

SEALED with the COMMON SEAL of the said
ECO PLASTICS LIMITED and DELIVERED

.....
PURCHASER'S SEAL

In the presence of us this.....
4th day of March 2020

Name: Julius Martinus
Signature 
Postal address: P.O. Box 78570 DSM
Qualification: Director

Name: Anton Kazmin
Signature 
Postal address: 78570, DSM
Qualification: Director

In my presence,
Name Richard Rweyongeza
Equivalent to me
Postal Address No. 78192
Dar es Salaam

DRAWN BY LODHIA STEEL INDUSTRIES LIMITED
PO BOX 12167, ARUSHA

