

DEED OF VARIATION

BETWEEN

SINOMA EAST AFRICA COMPANY LIMITED
AND

SENI SONGWE MALIMI AND ROSEMARY ANDERSON SWAI




(as Joint Administrator and administratrix of the estate of the late FERDINAND
SAUDARI SWAI)

RELATING TO VARIATION OF PART OF THE TERMS OF THE
AGREEMENT FOR SALE OF RIGHT OF OCCUPANCY FOR THE LAND
SITUATED AT ZEGERENI, VISIGA KIBAHA DISTRICT-PWANI
REGION



DRAWN BY:

AYMAK ATTORNEYS,
PLOT NO.1359, HOUSE NO.6,
MZINGA WAY ROAD,
P.O BOX 79575,
DAR ES SALAAM

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DEED OF VARIATION

This Deed of Variation is made and at Dar-es-salaam on this ^{20th} day of ^{October} 2020

BETWEEN

SENI SONGWE MALIMI a natural person of P.O Box 71394 Dar es Salaam and **ROSEMARY ANDERSON SWAI** also a natural person with P.O Box 71394 Dar es Salaam both being the administrators of the estate of the late **FERDINAND SAUDARI SWAI** (hereinafter jointly called the "**VENDOR**" which expression shall where the context so admits include and extend to persons deriving title under the **VENDOR**, their successors and assigns) of the one part;

AND

SINOMA EAST AFRICA COMPANY LIMITED, a limited liability company incorporated under the laws of the Republic of Tanzania, whose address for the purpose of this Agreement is of Post Office Box....., Dar es Salaam. (Hereinafter called the "**PURCHASER**" which expression shall where the context so admits include and extend to persons deriving title under the **PURCHASER**, its successors and assigns) of the other.

RECITALS:

WHEREAS

That the parties herein executed a Land Sale Agreement for the Sale of part of the land situated at Zegereni, Visiga, Kibaha District-Pwani region (Hereinafter referred to as "**Sale Agreement**").

WHEREAS

Pursuant to the said Sale agreement the land subject of sale was identified as Farm No. 363 located at Visiga area, Kibaha district, Coast Region measuring approximately Forty two (42) acres (hereinafter referred to as the "**property**") was sold to the purchaser.

AND WHEREAS vide the sales agreement, both the purchaser and the vendor undertook to resurvey the land as well as change the land use for the land.

WHEREAS

The resurvey has been conducted resulting to variation of the details of the land from **farm No.363 to Plot No.15 Block D** Zegereni Kibaha as per the attached survey plan for the land.




AND WHEREAS both parties have negotiated and agreed to vary part of the abovementioned lease Agreement

NOW IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:

1. The parties herein agree that the property details as indicated on the sale agreement is varied by removing **Farm No. 363, situated at Visiga Area, Kibaha District Coast Region** and substituting it with **Plot no. 15 Block D, Visiga, Kibaha township, Coast Region** further particulars are as per the attached survey plan.
2. This Deed of Variation shall be effective from the date hereof and shall be valid during the entire duration of the sale agreement, unless the same is earlier terminated.
3. This deed of variation shall be read jointly with the Sale Agreement and in the event of any inconsistency the Sale agreement shall supersede.
4. This agreement is hereby attached and marked part of the Sale agreement dated ___ of.....2020 executed by both parties.


IN WITNESS WHEREOF the parties hereto have executed this deed in the manner and on the date and the year appearing hereinabove.

SIGNED and DELIVERED by the said
ROSEMARY ANDERSON SWAI as an administratrix
of the estate of the late **FERDINAND SAUDARI SWAI**
Who is known to me personally/~~introduced to me by~~
..... in my presence in
Dar es Salaam this 20th day of October 2020



VENDOR


BEFORE ME:

Name: ZURI'EN KIRUNDE KAZUMU
Signature: 
Postal Address BDA 14347 DSM
Designation: Advocate

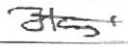


SIGNED and DELIVERED by the said
SENI SONGWE MALIMI as an administrator
of the estate of the late **FERDINAND SAUDARI SWAI**
Who is known to me personally/introduced to me by
..... in my presence in
Dar es Salaam this 20th day of October 2020


VENDOR

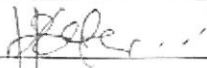
BEFORE ME:

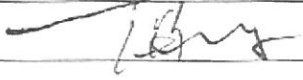
Name: ZURIFE KIRUNDE KAZUNGU
Signature: 
Postal Address Bix 14847 DSM
Designation: ADVOCATE



SEALED with the COMMON SEAL of the said
SINOMA EAST AFRICA COMPANY LIMITED and
DELIVERED at **DAR ES SALAAM** in
the presence of us this 20th day of October 2020.


PURCHASER

Name: KAMYA PEIER
Signature: 
Postal Address 79575 DSM
Designation: ADVOCATE

Name: Let Qumyay
Signature: 
Postal Address _____
Designation: Director

