

# AGREEMENT FOR SALE OF OF LAND

**VENDOR:**

Vehael Ibanya Mmari,  
P.O. Box 1237,  
Moshi.  
Tanzania.

**PURCHASER:**

MYAFRICA Ltd,  
P.O. Box 88, Moshi,  
Moshi,  
Tanzania.

**PROPERTY:**

CT. No. 516187, Lo. No. 516187, Plot No. 111,  
Block 'A' Malula, Arumeru District. Measuring  
5214 SQM.

**WHEREAS:**

The **Vendor** is the registered owner of the Right of occupancy described hereinabove free from encumbrances (hereinafter called "**the Property**").

**AND WHEREAS**

The **Vendor** has agreed to sell the **Property** to the **Purchaser**, and the **Purchaser** has agreed to purchase the **Property** as prescribed hereinabove.

**IT IS HEREBY AGREED** as follows:

**CONSIDERATION:**

T. shs. 76, 500,000/= (seventy six million five hundred thousand only) equivalent to USD 33,000 (thirty three thousand only) payable through **Vendor's** bank account in a week time from the date of signing of this agreement.

1. That the **Vendor** shall forthwith handover to the **Purchaser** the mentioned **Property** herein sold upon the purchase price been fully paid;
2. That the **Vendor** shall take all the necessary steps to ensure that ownership of property is transferred to the **Purchaser**;
3. The **Purchaser** and **Vendor** shall respectively bear lawful payments in connection with this agreement as provided under the law;

JN

BG

4. That the **Property** hereby agreed to be sold is free of mortgage and any liability, in the event the **Purchaser** is called upon to pay any mortgage or liability owing or arising out of the **Property** as at the date hereof, the **Vendor** shall automatically indemnify the **Purchaser**;
5. That in the event of any ambiguity, the terms and conditions of this agreements shall always prevail and all parties hereto have expressly agreed to be bound by the terms, conditions and spirit of this agreement;
6. That in case of breach of any term or condition of this agreement, the party aggrieved shall be at liberty to institute a civil suit in court of Law of competent jurisdiction for appropriate legal redress;

**IN WITNESS WHEREOF** the parties hereof have hereunto set their respective hands the day and year hereinafter appearing.

**SIGNED and DELIVERED** by the said }  
**Vehael Ibanya Mmari** who is }  
 known to me personally/ identified to me by }  
 .....the latter being }

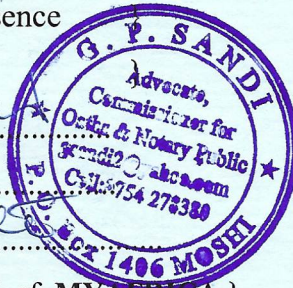
*[Handwritten signature]*  
 .....

**Vendor**



known to me personally in my presence  
 this . 28<sup>th</sup> day of July, 2020.

Before me : .....  
 Signature : .....  
 Qualification : .....



**SEALED with the COMMON SEAL of MYAFRICA }**

**PROPERTIES LTD and DELIVERED** in the }  
 presence of us at Moshi this 28<sup>th</sup> day of July, 2020 }

**Seal**

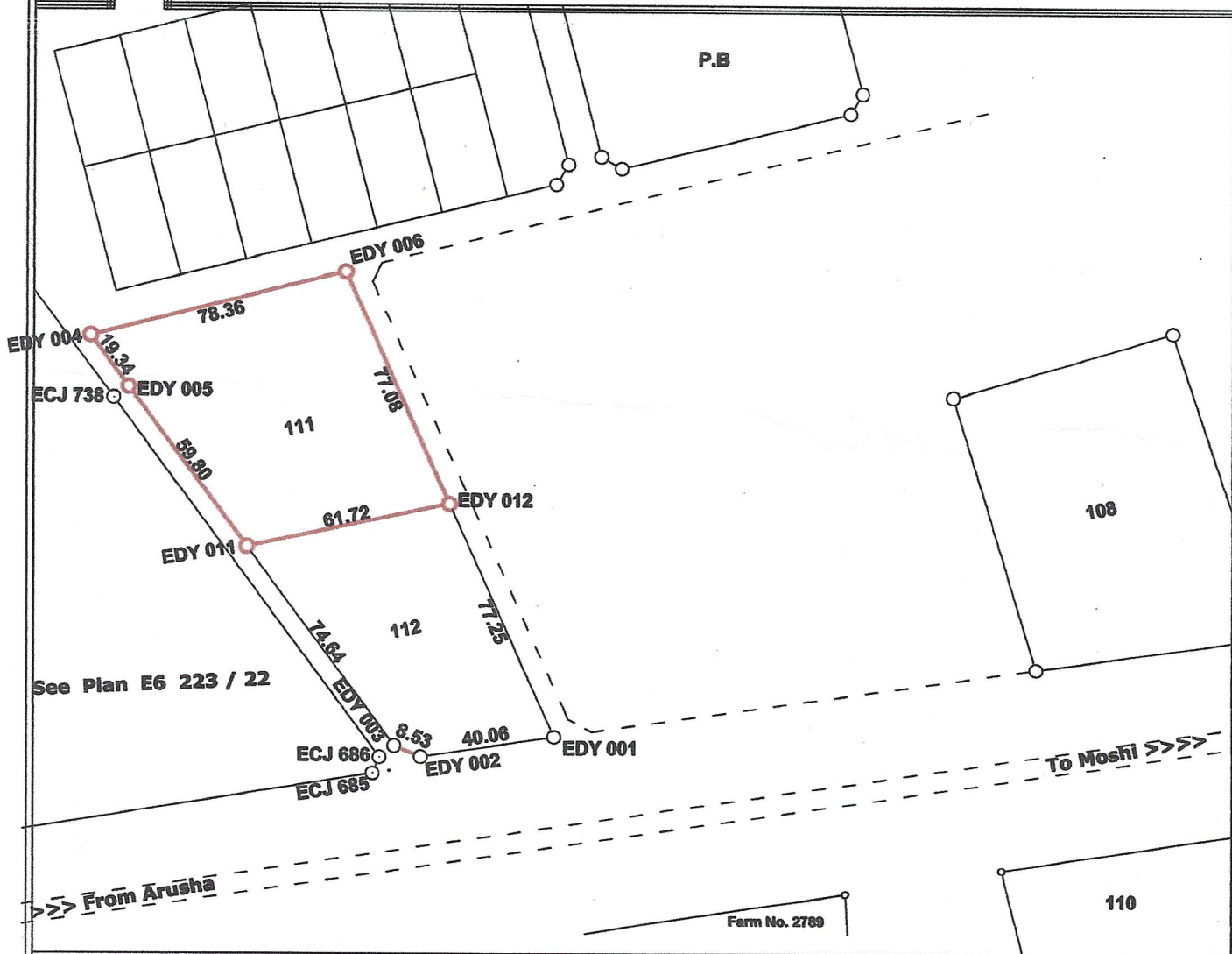
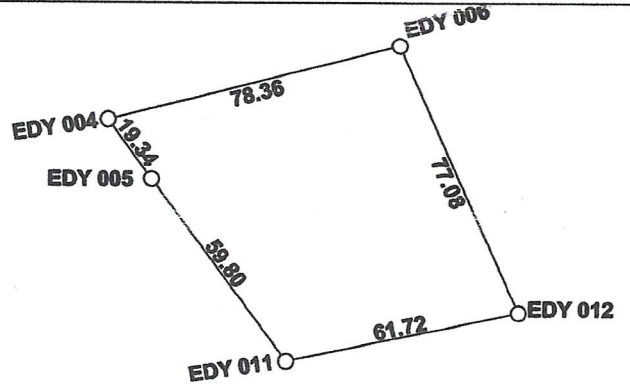
1. Name : .....  
 Signature : .....  
 Qualification : .....
2. Name: .....  
 Signature; .....  
 Qualification: .....
3. Witness: Erick Lazaro Urassa  
 Signature: .....



# ARUMERU DISTRICT

**INSET SHOWING DETAILS OF PLOT**

**LOCALITY :** MALULA  
**BLOCK :** A  
**PLOT NO. :** 111  
**L.O. NO. :** 516187  
**AREA :** 5214 SQM



The issue of this plan implies no guarantee or admission of title by the Government

This plan, prepared in accordance with Registered Plan No 81185 approved for the purpose of the Land Registration ordinance.

Director of Surveys and Mapping \_\_\_\_\_ date  
 Ministry of Lands, Housing & Human Settlements Development.