

SALE AGREEMENT

This Sale Agreement made this 12th day of February 2021

BETWEEN

ALLY MUSA SWEYA as guardian of NAIMA ALLY SWEYA of P.O.Box 8795 Dar es Salaam (herein after refereed as "**Seller**") of one part

AND

JIAOYANG STEEL STRUCTURE CO.LTDP.O.Box 132 MLANDIZI,PWANI (herein after refereed as "**Purchaser**") of the other part.

WHERE AS, the Seller is the lawful owner of the Land titled No.42579 Located at Mlandizi Pwani,

AND WHEREAS, the Seller is desirous of selling and the Purchaser is desirous of purchasing the same.

NOW THIS AGREEMENT WITNESSES as follows;

1. That in Consideration of the total Sum of **Tanzanian Shillings One hundreds and Seventy ~~thousands~~ Million** only (Tshs.170,000,000/=) the seller sells and the Purchaser purchases the land located at MLANDIZI PWANI.
2. The Seller shall be obliged to make transfer of the land to the name of the purchaser within few days
3. That after the completion of transfer of the titled number above to the Purchaser now the Purchaser shall release the amount of **Tanzanian shillings one hundred million only (Tshs.100,000,000/=)** to the seller
4. That the Seller shall assist the Purchaser to have the extension of Land Tenure and the changing of use of the transferred land
5. That upon the completion of the item No.4 above the Purchaser shall give the remaining balance of **Tanzanian Shillings Seventy Million (Tshs.70,000,000/=)** and to conclude the Sale of Land titled above.
6. The Seller shall give to Purchaser all necessary documents evidencing ownership of the subject matter which is the land located at Mlandizi Pwani.
7. That the Seller shall assist the Purchaser to have all documents formerly transferred to him the time the seller purchased it.
8. That in the event the necessary Consent is withheld and or registration of the Property in favor of the Purchaser is NOT obtained the seller shall refund Purchasing price in full together with the costs incurred during the processes



IN WITNESSES WHEREOF the Parties hereto have executed these presents on the day and date first above written.

SIGNED and **DELIVERED** by the said

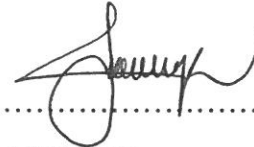
ALY MUSIA SWEJA

Who is identified to me by.....

JUMA ABDAMU

And later known to me personally

This 12th day of FEBRUARY 2021



SELLER

BEFORE ME

NAME:-

Kessy Ngau

ADDRESS:-

Box 21058
D'SALAM

SIGNATURE:-

[Signature]



TITLE:-ADVOCATE

SIGNED and **DELIVERED** by the said

ZHONGJI ZHANG

Who is identified to me by.....

JUMA ABDAMU

And later known to me personally

This 12th day of FEBRUARY 2021



PURCHASER



BEFORE ME

NAME:-

Kessy Ngau

ADDRESS:-

Box 21058
D'SALAM

SIGNATURE:-

[Signature]



TITLE:-ADVOCATE