

SALE AGREEMENT

MADE AND ENTERED INTO

BETWEEN

ANDULILE JACKSON MWAKALYELYE

(hereinafter referred to as the "Vendor")

AND

SIMERA TRANSPORT LIMITED

(hereinafter referred to as the "Purchaser")

Prepared by:

ALEX MUSHUMBUSI, ADVOCATE
P. O. BOX 19033,
DAR ES SALAAM.

AGREEMENT FOR SALE

This Agreement is made this 22nd day of January 2019

BETWEEN

ANDULILE JACKSON MWAKALYELYE of P. O. Box 77001, Dar es Salaam (hereinafter called "the VENDOR") on one part

AND

M.S SIMERA TRANSPORT LIMITED, a limited liability company of 4th Floor Harbour View Towers, Samora Avenue, P. O. Box 43061 Dar es Salaam (hereinafter called "the PURCHASER") of the other part.

WHEREAS;

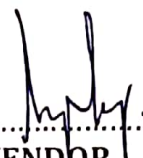
- A. *The Vendor is the lawful owner of a piece of land measuring 8.5 Acres located at Kisarawe 2, Tumaini in Kigamboni Municipality within Dar es Salaam Region (having bought the same from KURWA RAMADHANI and DOTTO RAMADHANI on the 27th February, 2007) (hereinafter called "the Property").*
- B. *The Vendor is desirous of selling and the purchaser is desirous of buying the said property at a consideration of Tanzania Shillings Two Hundred Ninety Million only (Tshs. 290,000,000/-) on terms and conditions hereinafter appearing.*

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

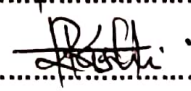
1. The Vendor shall sell and the Purchaser shall buy the said property subject to the covenants hereinafter stipulated otherwise free from all encumbrances whatsoever at the price aforementioned.
2. The purchase price shall be paid upon signing of this Sale Agreement Purchaser through the Vendor's Bank Account No. **01J2043092900 CRDB**, in the name of **ANDULILE J. MWAKALYELYE**.
3. This agreement is subject to consent of Commissioner for Lands/Authorized officer on conveyance the said property from the Vendor to the Purchaser and, in the event the consent is withheld, the agreement shall be null and void and parties shall revert to their original positions.
4. Purchaser shall bear all legal fees, stamp duties, approval fees, property tax, registration fees and other disbursement arising out of and in connection or incidental to the preparation and completion of the agreement and Transfer Deed.

IN WITNESS WHEREOF, the parties have duly executed these presents in the manner and on the day and year hereinafter appearing.

SIGNED and DELIVERED at Dar es Salaam
By the said **ANDULILE JACKSON MWAKALYELYE** who is
~~known to me personally~~/identified to me
by ALEX MUKHUMBUSI the
the latter being known to me personally
this 22nd day of January, 2019.


.....
VENDOR

WITNESS

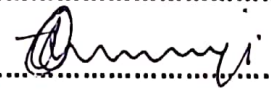
NAME : KALAGHE RASHID
ADDRESS : 19033, DAR-ES-SALAAM
SIGNATURE : 
QUALIFICATION : COMMISSIONER FOR OATHS

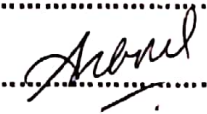


SIGNED and SEALED at Dar es Salaam
On behalf of **SIMERA TRANSPORT LIMITED**
This 22nd day of January, 2019

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SEAL

NAME : LATHIM BOSSA
ADDRESS : P.O. BOX 43061
SIGNATURE : 
QUALIFICATION : DIRECTOR

NAME : ANAND CHUDASAMA
ADDRESS : P.O. BOX 43061
SIGNATURE : 
QUALIFICATION : MANAGER