

SALE AGREEMENT

THIS AGREEMENT is made at Dar es Salaam this 21st day of September, 2020

BETWEEN

AFFAN MOHAMED SULEMAN AFFAN, of P.O. Box 15354 Dar es Salaam (hereinafter referred to as "the Vendor") which expression where the context admits shall include its successors and assigns of the other part.

AND

JUMBO FOOD INDUSTRIES LIMITED, a limited liability company incorporated in Tanzania under the Companies Act (R.E.2002) of P.O. Box 5804 Dar es Salaam, (herein after called "the Purchaser"), which expression where the context permits shall include its assigns and successors in title, of the one part

WHEREAS:

The Vendor is the legal and beneficial owner of ALL THAT piece and parcel of Unregistered land situated at Kitunda Kati Area (the said piece of lands together shall here in after be called the "Property").

The Vendor is desirous of selling the said property and the Purchasers are desirous of purchasing the same.

IT IS HEREBY AGREED AND DECLARED as follows:

1. Upon and subject to the terms and conditions of this Agreement, the Vendor as legal and beneficial owner hereby sells to the Purchasers and the Purchasers purchases and acquires the property for the price set out below.
2. The purchase price for the said property is Tanzania Shillings Forty million (TShs.40,000,000) only, whereby upon signing this agreement the Vendor shall be paid Tanzania Shillings Five Million (TShs.5,000,000) through his Bank Account No.21702505373 NMB Bank in the name of AFFAN MOHAMED AFFAN.
3. The remaining sum of Tanzania Shillings Thirty Five Million (TShs.35,000,000) only shall be paid to the Vendor in three monthly installments from the date of signing this agreement.
4. The boundaries for the said Land is as follows:
 - a) George Nyamonge Rioba (South direction).
 - b) Calimely Bar (North Direction).
 - c) Affan Mohamed Suleiman Affan (Vendor) (East Direction).
 - d) Robert Peter Swai (West Direction).
5. The Vendors warrants that, the said property is sold free from all mortgages, charges and other security interests, restrictions, cautions, inhibitions, equities, easements, quasi-easements, right of light and way, overriding interests and all other encumbrances whatsoever.



6. Any default by any part in this Agreement shall result to breach of this contract and shall amount to damages thereon.
7. This Agreement shall be governed by the Laws of the United Republic of Tanzania.


IN WITNESS WHEREOF this agreement has been duly executed by the parties hereto as of the day and year first herein before written.

SIGNED and DELIVERED by the said
AFFAN MOHAMED SULEMAN AFFAN
 who is known to me personally/
 Identified by _____
 the latter being known to me personally
 this 21st day of September, 2020





 VENDOR

(Witness's
 Signature: Sule
 Postal Address: _____
 Qualification: _____



SEALED with the common SEAL of the said
JUMBO FOOD INDUSTRIES LIMITED
 In the presence of us this 21st day of September 2020)
 Name: **ABID ABDUL AZIZ HUSSAIN**

Company Seal

Signature: 
 Postal Address: P.O. Box 5804 Dar es Salaam
 Qualification: Director/Company Secretary
 Name: **AHMED MUHAMMAD SIDDIQU MUSTAFA**
 Signature: 
 Postal Address: P.O. Box 5804 Dar es Salaam
 Qualification: Director/Company Secretary



PREPARED BY:
 DOSA ESTATE & CONSULTANCY
 P.O. BOX 21139
DAR ES SALAAM - TANZANIA.



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THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND
HUMAN SETTLEMENTS DEVELOPMENT

APPROVAL LETTER
SURVEY AND MAPPING DIVISION

To: GEOID GEOMATICS CONSULTANTS ENTERPRISES
P.O. BOX 35902
ILALA
DAR ES SALAAM

Please, refer to your application for First Parcel Registration, ILA01175035 submitted on the 22nd day of December 2020.

I have pleasure to inform you that the request for survey in Dar es Salaam, Ilala has been approved and issued with Reg Plan No: DSMS0022827 and Parcel(s) Number:P8091

Attached to this letter, find the registered survey plan DSMS0022827 approved on the 1st day of February 2021 with Instruction to Survey No: ILAI0008310.

In accordance with land survey regulations.

Geoffrey Kameta
Surveyor In charge

Date: 1 February 2021



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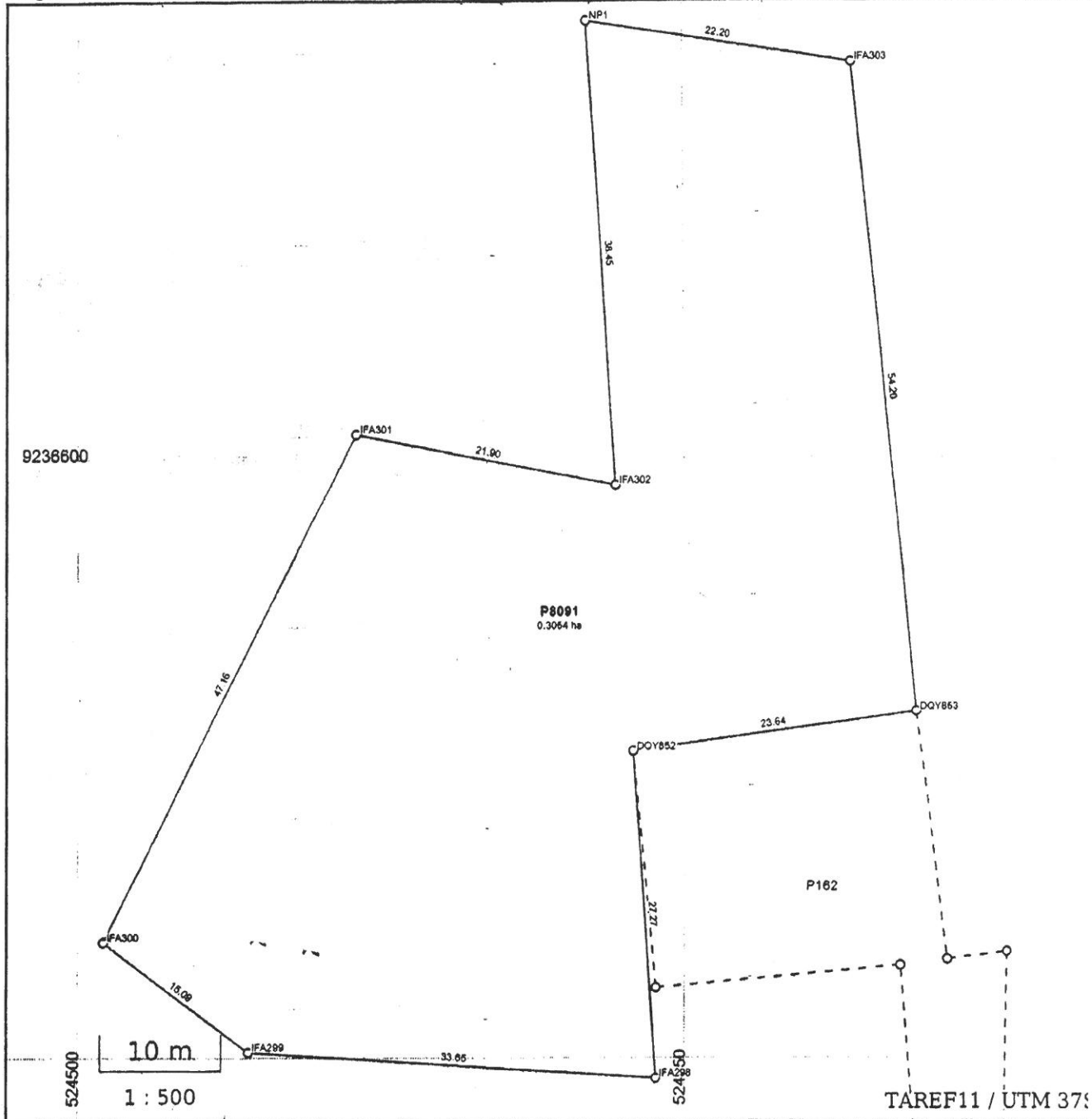
THE UNITED REPUBLIC OF TANZANIA
 MINISTRY OF LANDS, HOUSING AND
 HUMAN SETTLEMENTS DEVELOPMENT
 SURVEY AND MAPPING DIVISION

SURVEY PLAN

SURVEY OF PLOTS NO..... AT KITUNDA NYANTIRA ILALA MUNICIPALITY DSM CITY

Registered Plan No: DSMS0022827

Instruction to Survey No: ILAI0008310



Region: Dar es Salaam
 District: Ilala Municipal
 Council
 Location:
 Block:
 Plot No: P8091

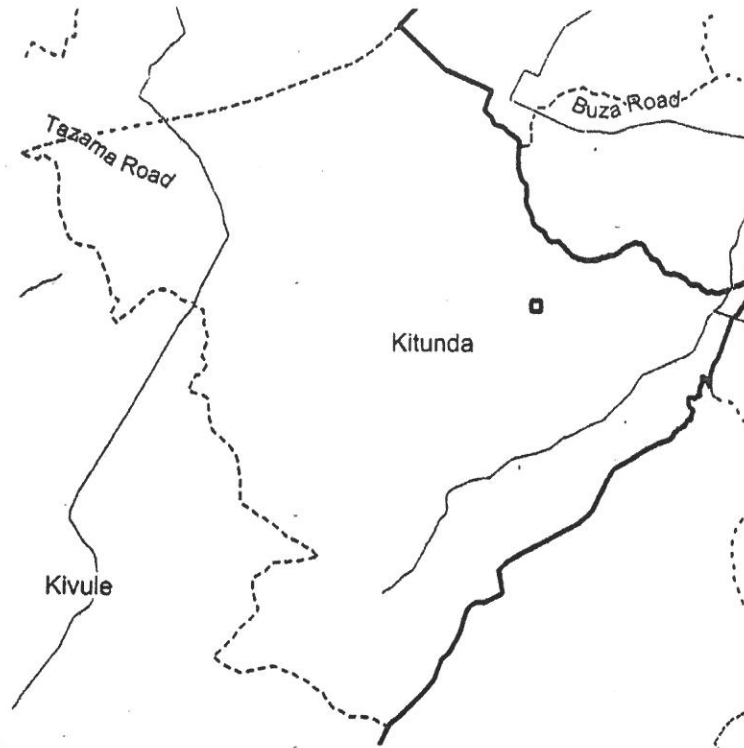


Plan generated from parcels approved on the 1st day of February 2021 by Geoffrey Kameta, Surveyor In charge.

I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.

Geoffrey Kameta
 Surveyor In charge

LOCATION SKETCH



COORDINATES OF BEACONS (Easting, Northings): TAREF11 / UTM 37S

DQY852:	524 545.74, 9 236 575.46
DQY853:	524 569.15, 9 236 578.72
IFA298:	524 547.65, 9 236 548.25
IFA299:	524 514.07, 9 236 550.47
IFA300:	524 502.09, 9 236 559.64
IFA301:	524 522.81, 9 236 602.01
IFA302:	524 544.28, 9 236 597.70
IFA303:	524 563.89, 9 236 632.66
NP1:	524 541.95, 9 236 636.08

COORDINATES OF IPC (Easting, Northings): TAREF11 / UTM 37S