

SALE AGREEMENT

THIS LAND SALE AGREEMENT is made this **21st day** of **JULY, 2022** at Dar es Salaam

BETWEEN

ROBERT KAINUNULA VEDASTO KAHENDAGUZA, P. O. Box 14174, Dar es Salaam, Tanzania (hereinafter referred to as the **VENDOR**) which expression shall where the context so admits include his nominees, assigns and successors in title) of the one part;

AND

QINSTON TECHNOLOGIES LIMITED. P. O. Box 7549, Dar es Salaam, Tanzania, (hereinafter referred to as the **PURCHASER** which expression shall where the context so admits include his nominees, assigns and successors in title) of the other part;

WHEREAS the **VENDOR** is the rightful owner of the property comprised in where the land is registered **PLOT No. 728/1 BLOCK F,** TEGETA Area with a Certificate **Title No: 170026.**

WHEREAS the **VENDOR** is desirous of selling the property and land with details as aforementioned, and the **PURCHASER** having duly negotiated the terms as contained herein with the **VENDOR** is willing to purchase the property situated on the land with details as aforementioned above, from the **VENDOR** subject to the terms and conditions herein;

WHEREIN PROPERTY is defined as the existing building(s) and the land bearing the said property which is located at **PLOT No. 728/1 BLOCK F,** TEGETA Area with a Certificate **Title No: 170026.**

NOW THIS AGREEMENT witnesseth as follows;

1. CONSIDERATION

In consideration of the sum of TSH. **290,000,000/= (TSH Two hundred and Ninety million),** the **VENDOR** agrees to sell and hereby sells and the **PURCHASER** agrees to buy and hereby buys the property on the land as aforementioned above from the **VENDOR.**

2. TERMS OF PAYMENT

Both the Purchaser and Vendor have agreed payment will be conducted in two folds. First fold of TSH 140,000,000/= to Maendeleo Bank Acc No: 013985535111



And Second fold payment of TSH 150,000,000/= to CRDB Bank Account with number 0112027077700.

- a. The **PURCHASER** will deposit to the **MAENDELEO** Bank (Account No: 013985535111) a sum of **TSH 140,000,000/=** (TSH. One Hundred and Fourty million only)
- b. The final balance of **TSH 150,000,000/=** (TSH. One Hundred and Fifty million only) shall be paid to the **VENDOR's Bank Account (Acc Name: ROBERT KAHENDAGUZA Acc No. 0112027077700 CRDB Bank)**

3. DUTIES OF THE VENDOR

By this agreement the vendor undertakes as follows;

- a. That he has authority to sell the property herein sold and is not precluded from doing so by any person or authority.
- b. To furnish all documents relating to the transaction, to the purchaser to enable the purchaser transfer the property purchased into his name, after proof of full payment of the purchase price.
- c. To introduce the buyer to the area as the new owner of the property herein sold

4. DUTIES OF THE PURCHASER

By this agreement the purchaser undertakes as follows;

- a) To pay the balance on the purchase price as stipulated in this agreement.
- b) To meet all the legal fees incurred in the preparation of these transaction i.e. Drafting of Documents and transfer in general to the tune of TSH 4,000,000/-
- c) To pay for all costs involving the transfer of ownership from the previous owner to the Purchaser.

5. DISPUTES & LAW APPLICABLE

This agreement shall be governed by the Laws of United Republic of Tanzania.

GENERAL TERMS:



a) Upon the full payment of the purchase price, the **VENDOR** will give the **PURCHASER** all the original documents concerning ownership of the said property.

IN WITNESS WHEREOF the parties hereto have appended their signatures hereunder on the day and year first above written.

SIGNED AND DELIVERED by the said **ROBERT KAINUNULA VEDASTO KAHENDAGUZA**, who is identified to me by JAYSON CARTIER the latter being known to me personally

VENDOR

this 21st day of JULY 2022 in my presence:

BEFORE ME;

Name CHARLES R. KABOIGORA
Signature [Signature]
Postal address 78275 D.S.M
Date; 22-07-2022



Qualification: ADVOCATE

Affirmed by the said **QINSTON TECHNOLOGIES LIMITED** who is identified to me by _____ the latter being known to me personally this 21st day of JULY 2022 in my presence:



COMPANY SEAL

ON BEHALF OF THE COMPANY

Name JAYSON CARTIER
Signature [Signature]
Postal address P.O. BOX 7549
Date; JULY 22, 2022

QUALIFICATION: DIRECTOR OF THE COMPANY

BEFORE ME;

Name CHARLES R. KABOIGORA
Signature [Signature]
Postal address 78275 D.S.M
Date; 22-07-2022



Qualification: ADVOCATE