

# LAND SALE AGREEMENT

This agreement is made this.....<sup>26</sup>..... day of .....<sup>JULY</sup>..... 2021

BETWEEN

We, GRACE LUKA MGENI; DAIMONI NAFTARI MKANGA and UPENDO WILLIAM MWINAMI of P. O. Box 347 NJOMBE TANZANIA (herein after referred to as the VENDORS) of one part.

AND

WINTECHS MERCHANTS LIMITED of P. O. BOX 247 DAR ES SALAAM TANZANIA (herein after referred to as Purchaser) of the other part.

WHEREAS the Vendors are lawful Owners of the property comprised on an un-surveyed land located at MAVANDE Village of UTENGULE Ward within NJOMBE Region.

AND WHEREAS the Vendors are desirous of selling the said land to the purchaser and the purchaser are desirous of buying the said property.

## NOW THIS AGREEMENT WITNESSETH AS FOLLOWS.

1. That in consideration of Tshs. 150,000,000/= (One Hundred and Fifty Million only), which shall be deposited to the NMB Bank account No. 63510013360 bearing the name of GLADNESS FESTO FUNGO, the vendors hereby sale to the purchaser a land measured One Hundred and Fifty Acres who purchases the same free from any encumbrances whatsoever.
2. The Vendors hereby covenants with the purchaser to pay, satisfy and discharge all outgoing and liabilities in respect of the property and undertakes to indemnify the Purchaser against all actions and proceedings in connection with or incidental to the breach by the vendors of the undertaking and covenants herein contained.
3. That the vendors will deliver all necessary documentations to the purchaser on the date of signing this Agreement.
4. The parties hereto agree that they shall use their best endeavours to seek and obtain consent from the Tanzania Investment Centre(T.I.C), Land Commissioner and other must visit public offices for the transfer of the same at the costs of the purchaser.

5. That if the Vendor shall fail to deliver certificate of Right of Occupancy to the Purchaser on the agreed date he shall be liable to pay interests to the Purchaser at the bank rate.
6. This deed of Transfer is subject to the consent of the commissioner for lands or other officers authorised to accord approval to such disposition and the parties shall take all reasonable and proper steps to obtain such consent, if the consent is withheld then this agreement will be null and void and of no effect and parties shall revert to their original position before the conclusion of the same.
7. All legal costs involved in preparing and processing transfer in the name of the purchaser shall be met by the purchaser.

IN WITNESS WHEREOF the parties have dully executed these presents in the manner and on the day of the year herein after appearing hereunder.

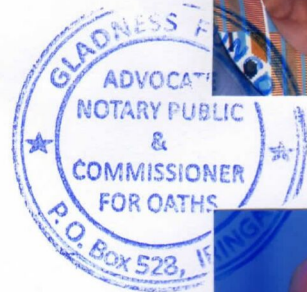
SIGNED and DELIVERED at  
 MAKAMBAKO by the said  
**GRACE LUKA MGENI** who  
 is known to me in my presence on  
 This 26 day of JULY 2021

G. Mgeni  
 SELLER

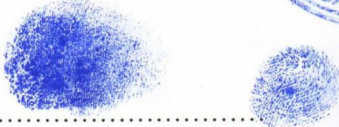


BEFORE ME --

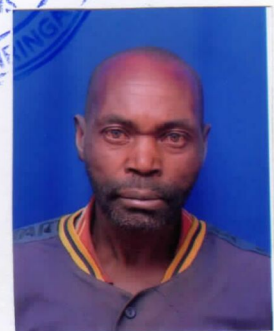
NAME: GLADNESS FUNGO  
 ADDRESS: P.O. Box 528, IRINGA  
 QUALIFICATION: ADVOCATE  
 SIGNATURE: Gungo



SIGNED and DELIVERED at  
 MAKAMBAKO by the said  
**DAIMONI NAFTARI MKANGA** who  
 is known to me in my presence on  
 This 26 day of JULY 2021

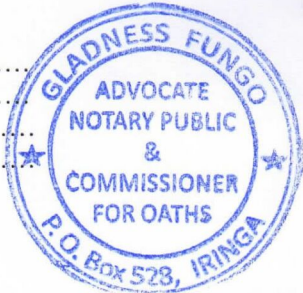


SELLER




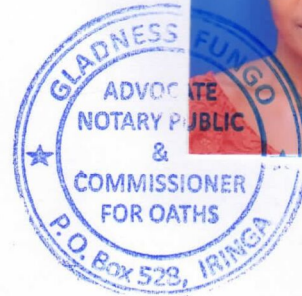
BEFORE ME --

NAME: GLADNESS FUNGO  
 ADDRESS: P.O. Box 528, IRINGA  
 QUALIFICATION: ADVOCATE  
 SIGNATURE: Gungo



SIGNED and DELIVERED at  
MAKAMBAKO by the said  
**UPENDO WILLIAM MWINAMI** who  
is known to me in my presence on  
This...26...day of...JULY.....2021

  
.....  
SELLER



BEFORE ME --

NAME: GLADNESS FUNGO  
ADDRESS: P.O. BOX 528 IRINGA  
QUALIFICATION: ADVOCATE  
SIGNATURE: Gungo

SIGNED and SEALED with the  
common seal of **WINTECHS  
MERCHANT LIMITED (BUYER)**  
This.....day of.....2021

SEAL OF THE COMPANY

Name : SAMSON MUREITHI WAKIBIA  
Signature : .....  
Postal Address : **54300-00200 NAIROBI**  
**KENYA**  
Qualification : DIRECTOR

BEFORE ME --

NAME: GLADNESS FUNGO  
ADDRESS: P.O. BOX 528 IRINGA  
QUALIFICATION: ADVOCATE  
SIGNATURE: Gungo



**Note:**

This agreement stands valid if the buyer (Wintechs Merchants Limited) pays the full sum of Tsh.(Tanzania shillings) 150,000,000/- to the sellers via the above given bank details within 14 days from today.

HALMA SHAURI YA MJI MAKAMBAKO

SERIKALI YA KIJISI MAWANDE

S.L.P. 1021

MAKAMBAKO

TR. 22/07/2021

Y/H. UTIBITI SHO WA MASHAMBA YALIYOPO KATIKA  
KIJISI CHA MAWANDE WA FUA TANO DIO MWA MUKI

(1) GRAEE LUKA MCIEN

(2) DAIMON NAFTHA, MKANGA

(3) UPENDO WILIAM MWINAMI

HADINI WAKAZI WA KIJISI CHA MAWANDE WAKO KU BALI, NNA  
KUNYA ENDO HILU KWANI NI MALI YAO HALALI ENDO LENGE  
UKUBWA WA EKARI MIAMOJA HAMSINI (150) WENU

KATIKA KAZI



DSANTE

OFFICE OF THE  
SERIKALI YA KIJISI CHA MAWANDE  
S.L.P. 1021  
MAKAMBAKO