

SALE AGREEMENT

THIS AGREEMENT is made this 24<sup>TH</sup> day of JULY 2013

BETWEEN

**SIKITU MOHAMEDI ABDALLAHAMANI** of P. O. Box 15366, Dar es Salaam (hereinafter called the "**Vendor**") of one part.

AND

**SHAHI ENGINEERING & CONSTRUCTION CO. LIMITED** of P. O. Box 76582, Dar es Salaam (hereinafter called the "**Purchaser**") of the other part.

- A. WHEREAS** the Vendor is the lawful owner of Plot No. 435 Block 'B', Kipawa area, Ilala, Dar es Salaam (hereinafter called "**the Property**").
- B. WHEREAS** the Vendor is desirous of selling and the Purchaser is desirous of purchasing the Property at the consideration of **Tanzania Shillings Thirty Five Million (Tshs.35,000,000/=)** only (hereinafter called the "**Purchase Price**") free from any encumbrances.

**NOW THIS AGREEMENT WITNESSES as follows:**

1. That the Vendor has sold the property mentioned above and the purchaser has bought the property from the Vendor subject to the covenants hereinafter stipulated but otherwise free from all encumbrances, charges, third party interests or bond secured over the property at the stated purchaser price.
2. That the Purchaser has paid the purchase price of Tanzania Shillings Thirty Five Million (Tshs. 35,000,000/=) only.
3. That the Vendor has delivered vacant possession of the said property to the Purchaser immediately upon receipt of full Purchase Price.
4. That upon paying the said purchase the Vendor shall hand over to the Purchaser all necessary documents related to the property.
5. That any liability/ claims against the property accruing prior the date of this Agreement shall be borne by the Vendor and all outgoings accruing to the property thereafter shall be borne by the Purchaser.

Sikitu Mohamedi

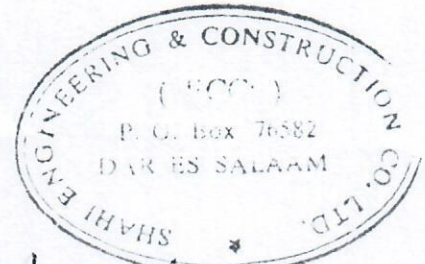


IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the day and year hereinafter appearing.

SEALED and DELIVERED by the said }  
SIKITU MOHAMED ABDALLAHAMANI who is }  
known to me personally/identified to me by..... }  
.....the latter being known }  
to me personally in my presence }  
this 24 day of JULY 2013 }

Sikitu Mohamed  
VENDOR

Witness:  
Name: SAMSON RUSUMU  
Signature: [Signature]  
Address: P.O. Box 46012 DSM  
Qualification: ADVOCATE



SEALED and DELIVERED by the said }  
SHAHI ENGINEERING & CONSTRUCTION CO. LIMITED }  
who is known to me personally /identified to me by ..... }  
.....the latter being known to me }  
personally in my presence }  
this 24 day of JULY 2013 }

[Signature]  
PURCHASER

Witness:  
Name: RAJINDER PAL SINGH  
Signature: [Signature]  
Address: P.O. Box 76582 DSM  
Qualification: DIRECTOR

Name: MANINDER SINGH  
Signature: [Signature]  
Address: P.O. Box 76582 DSM  
Qualification: DIRECTOR



**Drawn by:**

Sikitu Mohamed Abdallahamani  
P.O Box 15366,  
Dar es Salaam

**SALE AGREEMENT**

THIS AGREEMENT is made this 18<sup>TH</sup> day of MARCH 2014

**BETWEEN**

**SULEIMAN MUSSA** of P. O. Box 46012, Dar es Salaam (hereinafter called the "Vendor") of one part.

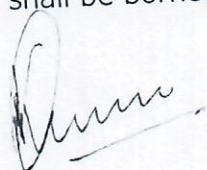
**AND**

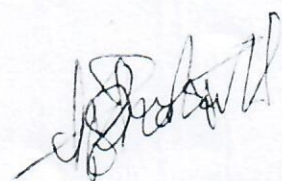
**SHAHI ENGINEERING AND CONSTRUCTION CO. LIMITED** of P. O Box 76582, Dar es Salaam (hereinafter called the "Purchaser") of the other part.

- A. WHEREAS** the Vendor is the Administrator of the estate of the late MUSSA SALUM, Plot No. 433 Block B, Kipawa Street, Ilala, Dar es Salaam (hereinafter called "the Property").
- B. WHEREAS** the Vendor is desirous of selling and the Purchaser is desirous of purchasing the Property at the consideration of **Tanzania Shillings Twenty Eight Million (Tshs. 28,000,000/=) only** (hereinafter called the "Purchase Price") free from any encumbrances.

**NOW THIS AGREEMENT WITNESSES as follows:**

1. That the Vendor has sold the property mentioned above and the purchaser has bought the property from the Vendor subject to the covenants hereinafter stipulated but otherwise free from all encumbrances, charges, third party interests or bond secured over the property at the stated purchaser price.
2. That the Purchaser has paid purchase price of Tanzania Shillings Twenty Eight Million (Tshs. 28,000,000/=) only
3. That upon receipt of full purchase price, the Vendor has delivered vacant possession of the said property to the Purchaser immediately.
4. That upon paying the said purchase the Vendor has handed over to the Purchaser all necessary documents related to the property.
5. That any liability/ claims against the property accruing prior the date of this Agreement shall be borne by the Vendor and all outgoings accruing to the property thereafter shall be borne by the Purchaser.



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

SIGNED and DELIVERED by the said SULEIMAN MUSSA who is known to me personally/identified to me by..... the latter being known to me personally in my presence this 18th day of MARCH 2014

*Suleiman*

VENDOR



Witness:

Name: SAMSON RUSSIMO  
Signature: *[Signature]*  
Address: P.O. BOX 46012 DSM  
Qualification: ADVOCATE

SIGNED and DELIVERED by the said SHAHI ENGINEERING AND CONSTRUCTION CO. LIMITED who is known to me personally /identified to me by..... the latter being known to me personally in my presence this 18th day of MARCH 2014



PURCHASER

Witness:

Name: RAVINDER PAL SINGH  
Signature: *[Signature]*  
Address: 76582 DSM  
Qualification: DIRECTOR

Name: MANINDER SINGH  
Signature: *[Signature]*  
Address: 76582 DSM  
Qualification: DIRECTOR

Drawn by:

Suleiman Mussa  
P.O Box 46012,  
Dar es Salaam

