

SALE AGREEMENT

THIS AGREEMENT is made this 18th day of MARCH 2014

BETWEEN

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

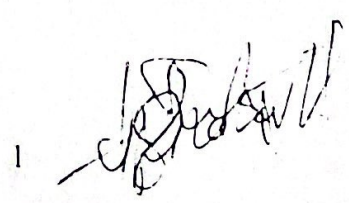
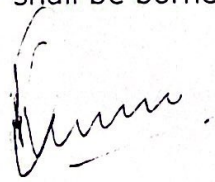
AND

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.



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 Mussa



VENDOR

Witness:

Name: SAMSON RUSSUMO

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



Witness:

Name: RAVINDER PATIL 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