

## SALE AGREEMENT

THIS AGREEMENT is made this 28<sup>th</sup> day of April, 2022.

### BETWEEN

UNION MEAT ABATTOIRS LIMITED with offices at AMANI PLACE, 7TH FLOUR, OHIO STREET, DAR ES SALAAM (hereinafter referred to as "the Purchaser") of the one part,

### AND

KIBAHA REAL ESTATE AGENCY LTD of P.O. Box 30298, Kibaha (hereinafter referred to as "the Seller") of the other part.

WHEREAS the Seller is the registered owner of land situate and known PLOT no 4&5, Block "X" At Misugusugu in Kibaha Township, (hereinafter called "the Property").

AND WHEREAS the Seller is desirous of selling the Property and the Purchaser is desirous of purchasing the same from the Seller.

AND WHEREAS the Seller has agreed to sell the property to the Purchaser subject to terms and conditions as appearing herein below.

NOW THEREFORE IT IS AGREED as follows: -

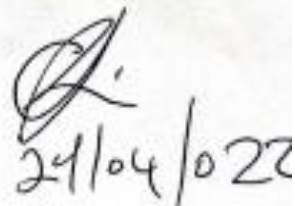
1. THAT IN CONSIDERATION of payment of the sum of Tanzania Shilling Four Hundred and seventy Million (Tshs. 470,000,000/=) (hereinafter called "the Purchase Price") the Seller sells the Property to the Purchaser.
2. THAT the said Purchase Price shall be paid in full upon obtaining of TIC certificate from the TIC.
3. THAT the purchase price shall be paid into the Vendor's nominated account:

Account Name: Kibaha Real estate Agency

Account No: 0150253629000

Bank: CRDB

Branch: KIBAHA



29/04/2022

4. THAT the Seller shall hand over to the Purchaser all other documents related to and pertaining to the property at the time of executing this deed.
5. THAT the Seller shall cooperate and assist the Purchaser to effect transfer of ownership from his its name to the name of the Purchaser in the commissioner for Land's office.
6. THAT the Property is sold subject to the Acts, Covenants, Conditions and Stipulations as more particularly set out in the document of title relating to the Property but otherwise free from any mortgage, charge, lien, lease, encumbrances or adverse claims whatsoever.
7. THAT, the Purchaser takes the property as an absolute owner and will therefore have and hold the property hereby sold or transferred with the rights, interests, and appurtenances unto, and the property thus passes forthwith to the Purchaser all the interest which was or is now capable of passing in the property and in the legal incidents thereof.
8. THAT the seller shall hand over possession and ownership of the property and all other documents in respect of the immediately after the Purchaser has completed the payment of a purchase price when the TIC certificate is obtained.
9. THAT, The Purchaser shall bear the registration cost and seller will assist to follow up the title deed to the Commission of Land.

IN WITNESSES WHEREOF the parties have executed these present in the manner hereinafter appearing.

SIGNED by the PURCHASER

Name:

MARY PALL NGHWAN

UNION MEAT ABATTOIRS LIMITED who is  
known to me Personally/~~Identified~~ to me by

Signature:

Mary Pall

.....  
The latter being known to me personally

This 30 day of April, 2022.

BEFORE ME:

NAME: MARION NGHWAN

Mary Pall

29/04/2022

SIGNATURE :- Paul

POSTAL ADDRESS :- 13776

QUALIFICATION :- Advocate



PURCHASER'S WITNESSES

NAME

Doreen Gacheri

SIGNATURE

Gacheri

QUALIFICATION

Director

Postal Address:

9104 Dera

NAME

SIGNATURE

QUALIFICATION

Postal Address:

SIGNED by the SELLER

KIBAHA REAL ESTATE AGENCY LTD who is  
Known to me personally/identified to me by

Name:

ATHUMAS OMARY SAID

Signature:

[Signature]



The latter being known to me personally  
This ..... day of ....., 2022.

BEFORE ME:

NAME:

Paul

SIGNATURE:

Mariam Nghwan



Mughis

[Signature]  
29/04/2022

POSTAL ADDRESS: - 30298  
KIBATA  
QUALIFICATION: - DIRECTOR

SELLER'S WITNESSES

NAME KIMOTA MUMAGES SEGASIRA  
SIGNATURE [Signature]  
QUALIFICATION DIRECTOR  
Postal Address: Box 30298 KIBATA

NAME Mariam Nghwani  
SIGNATURE [Signature]  
QUALIFICATION Advocate  
Postal Address: 3776



[Signature]

[Signature]