

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE OF LAND is made on the.....08.....day of  
...03....., 2022.

BETWEEN

KIBAHA REAL ESTATE AGENCY LIMITED of P.O BOX 30298 Kibaha  
(hereinafter called "The Vendor") of the one part;  
AND

APAK STEEL INDUSTRIES LIMITED of P. O. BOX 80870 Dar-es-Salaam  
(hereinafter called " Purchaser") of the other part.

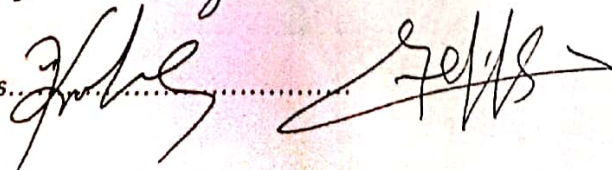
WHEREAS the Vendor is selling the property which is identified as Plot No. 1  
(containing 2.98 Ha ) and Plot No 2 (containing 1.32 Ha) BLOCK X, Located at  
Misugusugu, Kibaha, Coastal Region, making total of 43,000 square Meters  
(hereinafter referred to as "the Property").

AND WHEREAS the Vendor is desirous of selling the Property and the  
Purchaser agree to purchase the Property free from any encumbrances  
whatsoever, in terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follows: -

- 1) IN CONSIDERATION of the sum of **Tanzania Shillings Four Hundred  
Thirty Million Only (TZS. 430,000,000/=)** the Vendor sells and the  
Purchaser buys the property free from any encumbrances whatsoever.
- 2) That the Vendor herein directs that the purchase price be paid through  
bank account NO. 0150253629000 in the name of **KIBAHA REAL  
ESTATE AGENCY LIMITED, KIBAHA BRANCH.**
- 3) That the Parties herein agree that the Purchaser shall pay the purchase  
price within 7 days after approval of the Tanzania Investment Centre  
(TIC) and that that the Vendor may also make follow up to know whether  
TIC have approved the Purchase price to be paid.
- 4) That simultaneously with this agreement, the Vendor shall sign other  
transfer documents including Land Form No. 29, 30, 35.
- 5) The Vendor warrants that:-

Signature of the Vendor.....

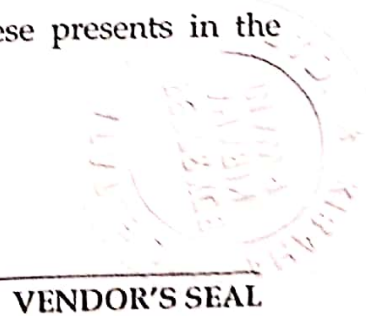
Signature of the Purchasers.....

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- a) That the Property is not subject to any mortgage, charge, lien, lease or other encumbrance of any nature whatsoever;
  - b) That all information given by the Vendor to the Purchaser in the course of negotiations leading to this Agreement was when given and remains true complete and accurate in all respects and the Vendor is not aware of any facts or matters which would render such information untrue, incomplete inaccurate or misleading;
  - c) That the Vendor, as to his best knowledge, is not aware of any encroachment by the Property onto any neighbouring property;
  - d) That the Vendor is not aware of any intended expropriation of the Property or any portion of it.
- 6) Upon execution of this agreement and upon payment full amount of the purchase price the Vendor shall hand over physical possession of the Property to the Purchaser and shall hand over all original documents in respect of the said property.
  - 7) This Agreement of Sale constitutes the entire contract between the parties with regard to the matters dealt with in this Agreement and no representation, term or warranties not contained herein shall be binding on the parties.
  - 8) No agreement varying, adding to, deleting from or canceling this Agreement shall be effective unless reduced to writing and signed by or on behalf of the parties.

AS WITNESS hereof the parties hereto have executed these presents in the manner and days hereinafter appearing.

SEALED with the COMMON SEAL of  
**KIBAHA REAL ESTATE AGENCY LIMITED**  
 at Dar es Salaam this 02 day of 03 2022



VENDOR'S SEAL

In the Presence of:-

NAME: Aittonan O. SAID

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Signature of the Vendor... [Signature]

Signature of the Purchasers... [Signature]

SIGNATURE:   
QUALIFICATION: DIRECTOR

DATE: .....

NAME: KIMOSA MOKAMEO SIBGALINA

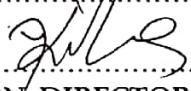
SIGNATURE:   
QUALIFICATION: ~~DIRECTOR~~/COMPANY SECRETARY  
DATE: .....

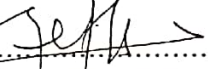


SEALED with the COMMON SEAL of  
APAK STEEL INDUSTRIES LIMITED  
at Dar es Salaam this .....day of.....2022

PURCHASER'S SEAL

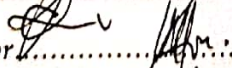
**In the Presence of:-**

NAME: OZCAN KILIC  
SIGNATURE:   
QUALIFICATION: DIRECTOR (Chairman)  
DATE: 08/03/2022

NAME: Abdullahim Mussa Abreha  
SIGNATURE:   
QUALIFICATION: ~~DIRECTOR~~/COMPANY SECRETARY Chairman  
DATE: 08/3/2022

**Drawn by:-**

Edwin Somoka Nkalani,  
GEKC Attorneys,  
House No. 45, Plot No. 257,  
Block 41, Kinondoni Municipality,  
P.O. Box 80870 Dar es Salaam.

Signature of the Vendor 

Signature of the Purchasers 