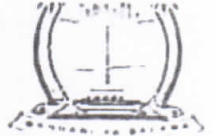




OFISI YA RAIS  
TAWALA ZA MIKOA NA SERIKALI ZA MITAA  
HALMASHAURI YA MANISPAA KIGAMBONI  
[Barua zote zipelekwe kwa Mkurugenzi wa Manispaa Kigamboni]



Simu +255-22-2928468  
Fax +255 22-2928469  
Barua pepe: info@kigamboni.go.tz  
Tovuti: www.kigamboni.go.tz

S.L.P. 36009,  
KIGAMBONI,  
DAR ES SALAAM,  
TANZANIA.

Kumb. Na.KGMC/TP/A.1/VOL IX/24

Tarehe :10/02/2023

KITUO CHA UWEKEZAJI TANZANIA  
9A & B SHAABAN ROBERT STREET,  
S L P 938,  
DAR ES SALAAM.

Yah:KUOMBA UTHIBITISHO WA UMILIKI WA VIWANJA NAMBA 52-59 KITALU X'  
ENEOLA KIGOGO KISARAWA II MANISPAA YA KIGAMBONI.

Tafadhali husika na kichwa cha habari hapo juu.

2.Ofisi ya Mkurugenzi wa Halmashauri ya Manispaa ya Kigamboni inakiri kupokea barua yako yenye Kumb.Na.CA.148/234.01.D/17 ya tarehe 03/01/2023,kuhusiana na kichwa cha habari hapo juu.

3. Kwa mujibu wa Historia wa viwanja namba 52-59 Kitalu 'X' eneo la Kigogo Kisarawe II,viwanja tajwa vnamilikiwa na Kampuni ya Kigamboni International Business Center Company Limited, kwa upimaji uliofanyika kwa kuzingatia Mchoro wa Mipangomiji namba TEM1/55/52015 kwa matumizi ya Viwanda vyepesi (Light Industry).

4.Kwa msingi huo,unaweza kuendelea na taratibu zako za kusajili mradi wa kutengeneza Kongani ya Viwanda kutoka kwa Kampuni ya JRF Investment Limited.

5.Nakutakia kazi njema

G. Simiyu,

RAIS; MKURUGENZI WA MANISPAA KIGAMBONI

## SALE AGREEMENT

THIS SALE AGREEMENT is made this 19<sup>th</sup> day of January 2023

**BETWEEN**

**KIGAMBONI INTERNATIONAL BUSINESS CENTER COMPANY LIMITED** a limited Company registered under the Tanzania Company Act **situate at Kisarawe II Kigamboni Municipality** of P. O. Box Dar Es Salaam (hereinafter called "the Seller" which expression includes his heirs, assignees and successors in title) of one part.

**AND**

**JRF INVESTMENT COMPANY LTD;** a limited Company of P. O. Box 16344, Tel No. +255-677-071109 Kigogo Mburahati House No. 3 Kinondoni, Dar Es Salaam (hereinafter called "the Purchaser" expression includes his heirs, assignees and successors in title) of the other part

**WHEREAS** the Seller is dully registered owner of the Landed property measuring at 15,376 square Metres = to 3.8 Acres **for Industrial purposes situated** at Kisarawe II Kigamboni (herein referred to as "**THE SELLER**")

**AND WHERE AS** the "the Purchaser" out of his free will is desirous to BUY the said piece of Land **for Industrial purposes situated** from the seller and the Seller is desirous the same free from any encumbrances whatsoever for the consideration and subject to terms and conditions hereinafter contained.

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. That in consideration of **One Hundred Million (Shs 100,000,000/=) only** (hereinafter called the purchase price) the Seller is selling the land 3.8 acres to the Buyer free from any encumbrances whatsoever.
2. That upon signing this agreement the Seller acknowledges the purchase price and the Advance of Tanzanian Shillings of **Fifty Million (Shs. 50,000,000/=)** is paid to the Seller for making a follow up of Tittle Deed. and the Title Deed should be obtained within (45 days)
3. That the Buyer will pay 2nd Installment of **Shillings Fifty Million (Shs,50,000,000/-)** after the process of transfer has been done by the Ministry of Lands and to satisfy and discharge all outgoing and liabilities in the respect of the said agreement as the last instalment after the Title Deed has been issued to the purchaser without any objections.

*[Handwritten mark]*

*[Handwritten signature]*

4. That the Vendor covenants with the Purchaser to pay, satisfy and discharge all outgoing and liabilities in the respect of the landed property and undertaken connection with or incidental to the breach by Vendor of this undertaking and covenants herein contained and if the Vendor breaches the contract all money paid should be refunded to the Purchaser or legal actions taken against the Vendor where the Law of contract shall apply.
5. That the Purchaser shall be responsible to effecting transfer formalities.
6. That this deed of transfer is subject to the consent of the Commissioner for Lands or other officers authorized to accord approval to such disposition for **Industrial purposes** 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 no effect and parties shall revert to their original position before the conclusion of the same.

**IN WITNESS WHEREOF** the parties hereto have duly executed these presents in the manner and year hereinafter appearing:-

**SIGNED and SEALED** at Dar Es Salaam  
 By the said ANISETOR For and on behalf of  
**KIGAMBONI INTERNATIONAL BUSINESS CENTER  
 COMPANY LIMITED** Who is known to me personally/  
 identified to me by.....  
 The later being known to me personally in my  
 Presence this.....day of.....2023.



**SELLER**

Name .....

Signature.....

Postal Address.....

Qualification.....

**BEFORE ME:-**

Name Cyprian Emmanuel

Signature [Signature]

Postal Address P.O. Box 7054

Qualification ADVOCATE



**SIGNED and SEALED at Dar Es Salaam**  
By the said A. A. Fatah for and on behalf of  
**JRS INVESTMENT COMPANY LTD**

Who is known to me personally/ identified  
to me by .....

The latter being known to me personally in  
My presence this.....day of.....2023

.....  
Handwritten signature  
.....  
**BUYER**

Name.....  
Signature.....  
Postal Address.....  
Qualification.....

**BEFORE ME:-**

Name Cypriane Emmanuel Williams  
Signature [Handwritten Signature]  
Postal Address P.O. Box 7054  
Qualification Advocate



[Handwritten mark]

Handwritten signature