

SALE AGREEMENT FOR UNSURVEYED LAND

**LOCATED AT KIDOMOLE VILLAGE, USIGWA HAMLET, FUKAYOSI
WARD, WITHIN BAGAMOYO URBAN AREA, COAST REGION
CONTAINING 20 ACRES**

DATED THIS 10TH DAY OF DECEMBER, 2022

BETWEEN

HAMIS JUMA RASHID (VENDOR)

-AND-

XANTECA GLOBAL COMPANY LTD (PURCHASER)

SALE AGREEMENT 1

SALE AGREEMENT OF UNSURVEYED LAND

THIS SALE AGREEMENT is made this 10th day of December 2022.

BETWEEN

HAMIS JUMA RASHIDI of, Tanzania (hereinafter referred to as the **Vendor**) which expression shall include and extend to its successors and assigns) of the one part..

AND

XANTECA GLOBAL COMPANY LTD registered by **BRELA** under the **Registration NO. 151582389** on 16th Day of April 2022, **TIN 151582389** of P. O. BOX 32768 Dar es Salaam Tanzania (hereinafter referred to as the **Purchaser**) which expression shall include and extend to its successors and assigns) of the other part..

WHEREAS the Vendor is the lawful Owner of unsurveyed land (hereinafter referred to as the **Property**) with the size of twenty acres (20) **located at Kidomole village, Usigwa hamlet, Fukayosi ward, Bagamoyo Urban area**, within Coast Region together with structures and improvements thereon.

The property is bounded by the following neighbours as mentioned hereunder;

- Northern bounded by : KIKOKA FOREST
- Southern bounded by : MANENO KIBINTU
- Eastern bounded by : ROAD
- Western bounded by : DANIEL MABUTU CHAULA

AND WHEREAS the Vendor is desirous of selling the **PROPERTY** to the Purchaser and the Purchaser has agreed to purchase the said property from the vendor on the terms and conditions hereinafter appearing.

NOW THEREFORE it is **HEREBY AGREED** by and between the Vendor and the Purchaser as follows: -

1. That in consideration of the **Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=)** Only, the Vendor sell to the Purchaser the Property with details mention herein above together with structures and improvements thereon.
2. That, the purchaser and the vendor have agreed that the payment shall be made in one payment today 10th of December 2022 in the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=) straight after the Purchaser have received in his hands all written documentation from the Village Council, Mwenyekiti and Mtendaji of Kidomole village detailing all necessary information, consents and confirmations as required by the law and that the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=) will be Account Number **21010033210** of National Microfinance Bank (NMB) registered in the name of **Hamisi Juma Rashidi** either by the online bank transfer or by the physical money transfer in the NMB bank Bagamoyo with all parties present.

3. That, by executing this Agreement the **VENDOR** acknowledges to have received the sum of Tanzanian Shillings Twelve Million Four Hundred and Fifty Thousand(Tshs 12,450,000/=)as the full and final payment for the Property.
4. That, it is the responsibility of the Vendor to make sure that the account number given in this sale agreement and the bank account itself is correct and active and that the Purchaser is not and will not be responsible whatsoever for any possible losses arising from the status of Vendor's account.
5. That, the Vendor confirms that there are no outstanding charges or taxes for the property prior to the execution of this agreement to be paid to the Government and that if such outstanding charges or unpaid taxes arise in the future it is solely responsibility of the Vendor and the Vendor by executing this agreement accepts his obligation to settle such outstanding duties without whatsoever involvement of the Purchaser.
6. That, any possible consent, confirmations from village council approval must be executed before executing this agreement.
7. That, each party to a contract shall be liable directly and indirectly depending on the negligence or wilful act or omission.
8. That, the Vendor hereby warrant that the property is free from lien, mortgage, and any encumbrances whatsoever.
9. That, the **PURCHASER** is free to use that landed property, to sale, mortgage and dispose of whatsoever.
10. That, both parties to contract do hereby consent that have read and understood well the terms and conditions before signing the contract
11. That, if any ownership Property disputes arise between the third party as a possible claimant and the parties to this agreement, it is mutually agreed that such possible disputes shall be settled amicably by mediation firstly between the vendor, Kidomole Village Council and possible claimant with exemption of purchaser and that if the dispute is not settled it shall be referred to a court of competent jurisdiction whose award shall be binding upon the parties.
12. That, both Vendor and Purchaser are responsible to pay the Advocate Fees.

13. Covenants binding upon the vendor:

- (a) Not to enter into any contract for disposition of the sold property with any person Whatsoever. Also, the vendor has declared that the property had not been sold, leased, gifted or promised either verbally or by any kind of agreement to any third party.
- (b)Not to rent / lease the sold Property to any person whatsoever other than the Purchaser therein.
- (c)To return at once the money paid by the purchaser if the sold property appears to be in Disputes.

14. Covenants binding upon the purchaser:

- (a) To pay to the Vendor the consideration price as agreed.
- (b) To pay the costs for surveying and registration of purchased property.

(C)To pay Kidomole village duties through NMB Bank Account No **21002300436**

registered in KIJJI CHA KIDOMOLE MAPATO

IN WITNESS WHEREOF the parties hereto have hereunto put their hands to these presents in the day, year and manner herein below appearing:

SIGNED and DELIVERED by the said HAMIS JUMA RASHIDI who has been identified to me by

..... the latter being personally known to me in my presence this 10th day of December, 2022


VENDOR



Witness;

Name: Maria Josiah Mwanjwangi

Signature: 

Postal Address: P.O. Box 86 Bagamoyo

Qualification: ADVOCATE

SEALED with the COMMON SEAL Of XANTECA GLOBAL COMPANY LTD and DELIVERED in the presence of us this 10th day of DECEMBER 2022.



Name: PETER FRANTSAK

Signature: 

Qualification: DIRECTOR OF XANTECA GLOBAL LTD

Postal Address: UKUNI - BAGAMOYO

Name:

Signature:

Qualification:

Postal Address:

LOCALITY LEADERSHIP:

Name: ADRIAN ONYESHA

Signature: 

Qualification: MUKHTI KIIONGOGI

Date: 10-12-2022

Witness;

Name: Maria Josiah Mwanjwangi

Signature: 

Postal Address: P.O. Box 86 Bagamoyo

Qualification: ADVOCATE



SALE AGREEMENT FOR UNSURVEYED LAND

**LOCATED AT KIDOMOLE VILLAGE, USIGWA HAMLET, FUKAYOSI
WARD, WITHIN BAGAMOYO URBAN AREA, COAST REGION
CONTAINING 20 ACRES**

DATED THIS 10TH DAY OF DECEMBER, 2022

BETWEEN

MANENO KIBINDU KAENI (VENDOR)

-AND-

XANTECA GLOBAL COMPANY LTD (PURCHASER)

SALE AGREEMENT 2

SALE AGREEMENT OF UNSURVEYED LAND

THIS SALE AGREEMENT is made this 10th day of December 2022.

BETWEEN

MANENO KIBINDU KAENI of....., Tanzania (hereinafter referred to as the **Vendor**) which expression shall include and extend to its successors and assigns) of the one part..

AND

XANTECA GLOBAL COMPANY LTD registered by **BRELA** under the Registration NO. **151582389** on 16th Day of April 2022, TIN **151582389** of P. O. BOX 32768 Dar es Salaam Tanzania (hereinafter referred to as the **Purchaser**) which expression shall include and extend to its successors and assigns) of the other part..

WHEREAS the Vendor is the lawful Owner of unsurveyed land (hereinafter referred to as the **Property**) with the size of twenty acres (20) located at **Kidomole village, Usigwa hamlet, Fukayosi ward, Bagamoyo Urban area**, within Coast Region together with structures and improvements thereon.

The property is bounded by the following neighbours as mentioned hereunder;

- Northern bounded by : HAMIS JUMA RASHID
- Southern bounded by : MWAGALA
- Eastern bounded by : ROAD
- Western bounded by : JUMA KIBINDU KAENI

AND WHEREAS the Vendor is desirous of selling the PROPERTY to the Purchaser and the Purchaser has agreed to purchase the said property from the vendor on the terms and conditions hereinafter appearing.

NOW THEREFORE it is **HEREBY AGREED** by and between the Vendor and the Purchaser as follows: -

1. That in consideration of the **Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=)** Only, the Vendor sell to the Purchaser the Property with details mention herein above together with structures and improvements thereon.
2. That, the purchaser and the vendor have agreed that the payment shall be made in one payment today 10th of December 2022 in the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=) straight after the Purchaser have received in his hands all written documentation from the Village Council, Mwenyekiti and Mtendaji of Kidomole village detailing all necessary information, consents and confirmations as required by the law and that the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=) will be paid to Vendor's Account Number **21010033211** of National Microfinance Bank (NMB) registered in the name of **Maneno Kibindu Kaeni** either by the online bank transfer or by the physical money transfer in the NMB Bank Bagamoyo with all parties present.

3. That, by executing this Agreement the **VENDOR** acknowledges to have received the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=) as the full and final payment for the Property.
4. That, it is the responsibility of the Vendor to make sure that the account number given in this sale agreement and the bank account itself is correct and active and that the Purchaser is not and will not be responsible whatsoever for any possible losses arising from the status of Vendor's account.
5. That, the Vendor confirms that there are no outstanding charges or taxes for the property prior to the execution of this agreement to be paid to the Government and that if such outstanding charges or unpaid taxes arise in the future it is solely responsibility of the Vendor and the Vendor by executing this agreement accepts his obligation to settle such outstanding duties without whatsoever involvement of the Purchaser.
6. That, any possible consent, confirmations from village council approval must be executed before executing this agreement.
7. That, each party to a contract shall be liable directly and indirectly depending on the negligence or wilful act or omission.
8. That, the Vendor hereby warrant that the property is free from lien, mortgage, and any encumbrances whatsoever.
9. That, the **PURCHASER** is free to use that landed property, to sale, mortgage and dispose of whatsoever.
10. That, both parties to contract do hereby consent that have read and understood well the terms and conditions before signing the contract
11. That, if any ownership Property disputes arise between the third party as a possible claimant and the parties to this agreement, it is mutually agreed that such possible disputes shall be settled amicably by mediation firstly between the vendor, Kidomole Village Council and possible claimant with exemption of purchaser and that if the dispute is not settled it shall be referred to a court of competent jurisdiction whose award shall be binding upon the parties.
12. That, both Vendor and Purchaser are responsible to pay the Advocate Fees.

13. Covenants binding upon the vendor:

- (a) Not to enter into any contract for disposition of the sold property with any person
Whatsoever. Also, the vendor has declared that the property had not been sold, leased, gifted or promised either verbally or by any kind of agreement to any third party.
- (b) Not to rent / lease the sold Property to any person whatsoever other than the Purchaser therein.
- (c) To return at once the money paid by the purchaser if the sold property appears to be in Disputes.

14. Covenants binding upon the purchaser:

- (a) To pay to the Vendor the consideration price as agreed.
- (b) To pay the costs for surveying and registration of purchased property.

(C) To pay Kidomole village duties through NMB Bank Account No **21002300436**

registered in KIJJI CHA KIDOMOLE MAPATO

IN WITNESS WHEREOF the parties hereto have hereunto put their hands to these presents in the day, year and manner herein below appearing:

SIGNED and DELIVERED by the said MANENO KIBINDU KAENI who has been identified to me by



M. Kibindu
VENDOR



the latter being personally known to me in my presence this 10th day of December, 2022

Witness;

Name: Mreka Joseph Mwanjirwa

Signature: Mreka Joseph Mwanjirwa

Postal Address: P.O. Box 86 Bagamoyo

Qualification: Advocate



SEALED with the COMMON SEAL Of XANTECA GLOBAL COMPANY LTD and DELIVERED in the presence of us this 10th day of December 2022.



Name: PETER FRANTISAK

Signature: Peter Frantisak

Qualification: DIRECTOR OF XANTECA GLOBAL LTD

Postal Address: UJUNI - BAGAMOYO

Name:

Signature:

Qualification:

Postal Address:

LOCALITY LEADERSHIP:

Name: IDIDI M. ONYESHA

Signature: Ididi M. Onyesh

Qualification: MURUKI KITONG'OLI

Date: 10-12-2022

Witness;

Name: Mreka Joseph Mwanjirwa

Signature: Mreka Joseph Mwanjirwa

Postal Address: P.O. Box 86 Bagamoyo

Qualification: Advocate



SALE AGREEMENT FOR UNSURVEYED LAND

**LOCATED AT KIDOMOLE VILLAGE, USIGWA HAMLET, FUKAYOSI
WARD, WITHIN BAGAMOYO URBAN AREA, COAST REGION
CONTAINING 20 ACRES**

DATED THIS 10TH DAY OF DECEMBER, 2022

BETWEEN

JUMA KIBINDU KAENI (VENDOR)

-AND-

XANTECA GLOBAL COMPANY LTD (PURCHASER)

SALE AGREEMENT 3

SALE AGREEMENT OF UNSURVEYED LAND

THIS SALE AGREEMENT is made this 10th day of December 2022.

BETWEEN

JUMA KIBINDU KAENI of, Tanzania (hereinafter referred to as the **Vendor**) which expression shall include and extend to its successors and assigns) of the one part..

AND

XANTECA GLOBAL COMPANY LTD registered by **BRELA** under the **Registration NO. 151582389** on 16th Day of April 2022, **TIN 151582389** of P. O. BOX 32768 Dar es Salaam Tanzania (hereinafter referred to as the **Purchaser**) which expression shall include and extend to its successors and assigns) of the other part..

WHEREAS the Vendor is the lawful Owner of unsurveyed land (hereinafter referred to as the **Property**) with the size of twenty acres (20) located at **Kidomole village, Usigwa hamlet, Fukayosi ward, Bagamoyo Urban area**, within Coast Region together with structures and improvements thereon.

The property is bounded by the following neighbours as mentioned hereunder;

- Northern bounded by : DANIEL MABUTU CHAULA
- Southern bounded by : GODY
- Eastern bounded by : MANENO KIBINDU KAENI
- Western bounded by : NARCO COMPANY

AND WHEREAS the Vendor is desirous of selling the **PROPERTY** to the Purchaser and the Purchaser has agreed to purchase the said property from the vendor on the terms and conditions hereinafter appearing.

NOW THEREFORE it is **HEREBY AGREED** by and between the Vendor and the Purchaser as follows: -

1. That in consideration of the **Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=)** Only, the Vendor sell to the Purchaser the Property with details mention herein above together with structures and improvements thereon.
2. That, the purchaser and the vendor have agreed that the payment shall be made in one payment today 10th of December 2022 in the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,00/=) straight after the Purchaser have received in his hands all written documentation from the Village Council, Mwenyekiti and Mtendaji of Kidomole village detailing all necessary information, consents and confirmations as required by the law and that the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,00/=) will be paid to Vendor's Account Number **21010033212** of National Microfinance Bank (NMB) registered in the name of Juma Kibindu Kaeni either by the online bank transfer or by the physical money transfer in the NMB Bank Bagamoyo with all parties present.

3. That, by executing this Agreement the **VENDOR** acknowledges to have received the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,00/=) as the full and final payment for the Property.
4. That, it is the responsibility of the Vendor to make sure that the account number given in this sale agreement and the bank account itself is correct and active and that the Purchaser is not and will not be responsible whatsoever for any possible losses arising from the status of Vendor's account.
5. That, the Vendor confirms that there are no outstanding charges or taxes for the property prior to the execution of this agreement to be paid to the Government and that if such outstanding charges or unpaid taxes arise in the future it is solely responsibility of the Vendor and the Vendor by executing this agreement accepts his obligation to settle such outstanding duties without whatsoever involvement of the Purchaser.
6. That, any possible consent, confirmations from village council approval must be executed before executing this agreement.
7. That, each party to a contract shall be liable directly and indirectly depending on the negligence or wilful act or omission.
8. That, the Vendor hereby warrant that the property is free from lien, mortgage, and any encumbrances whatsoever.
9. That, the **PURCHASER** is free to use that landed property, to sale, mortgage and dispose of whatsoever.
10. That, both parties to contract do hereby consent that have read and understood well the terms and conditions before signing the contract
11. That, if any ownership Property disputes arise between the third party as a possible claimant and the parties to this agreement, it is mutually agreed that such possible disputes shall be settled amicably by mediation firstly between the vendor, Kidomole Village Council and possible claimant with exemption of purchaser and that if the dispute is not settled it shall be referred to a court of competent jurisdiction whose award shall be binding upon the parties.
12. That, both Vendor and Purchaser are responsible to pay the Advocate Fees.

13. Covenants binding upon the vendor:

- (a) Not to enter into any contract for disposition of the sold property with any person whatsoever. Also, the vendor has declared that the property had not been sold, leased, gifted or promised either verbally or by any kind of agreement to any third party.
- (b) Not to rent / lease the sold Property to any person whatsoever other than the Purchaser therein.
- (c) To return at once the money paid by the purchaser if the sold property appears to be in Disputes.

14. Covenants binding upon the purchaser:

- (a) To pay to the Vendor the consideration price as agreed.
- (b) To pay the costs for surveying and registration of purchased property.

(C) To pay Kidomole village duties through NMB Bank Account No **21002300436**

registered in KIJJI CHA KIDOMOLE MAPATO

IN WITNESS WHEREOF the parties hereto have hereunto put their hands to these presents in the day, year and manner herein below appearing:

SIGNED and DELIVERED by the said JUMA KIBINDU KAENI who has been identified to me by


J. K. KAENI
VENDOR



.....
the latter being personally known to me in my presence this 10th day of December, 2022

Witness;

Name: Maria Josiah Mwanjwango

Signature:

Postal Address: P.O. Box 86 Bagamoyo

Qualification: ADVOCATE

SEALED with the COMMON SEAL Of XANTECA GLOBAL COMPANY LTD and DELIVERED in the presence of us this 10th day of DECEMBER 2022.



Name: PETER FRANTISAL

Signature:

Qualification: DIRECTOR OF XANTECA GLOBAL LTD

Postal Address: UKUNI - BAGAMOYO

Name:

Signature:

Qualification:

Postal Address:

LOCALITY LEADERSHIP:

Name: IDRI M ONYESHA

Signature:

Qualification: MWA/KST. KITONGOJI

Date: 10-12-2022

Witness;

Name: Maria Josiah Mwanjwango

Signature:

Postal Address: P.O. Box 86 Bagamoyo

Qualification: ADVOCATE



SALE AGREEMENT FOR UNSURVEYED LAND

**LOCATED AT KIDOMOLE VILLAGE, USIGWA HAMLET, FUKAYOSI
WARD, WITHIN BAGAMOYO URBAN AREA, COAST REGION
CONTAINING 20 ACRES**

DATED THIS 10TH DAY OF DECEMBER, 2022

BETWEEN

DANIEL MABUTUCHAULA (VENDOR)

-AND-

XANTECA GLOBAL COMPANY LTD (PURCHASER)

SALE AGREEMENT 4

SALE AGREEMENT OF UNSURVEYED LAND

THIS SALE AGREEMENT is made this 10th day of December 2022.

BETWEEN

DANIEL MABUTU CHAULA of....., Tanzania (hereinafter referred to as the **Vendor**) which expression shall include and extend to its successors and assigns) of the one part..

AND

XANTECA GLOBAL COMPANY LTD registered by **BRELA** under the Registration NO. **151582389** on 16th Day of April 2022, **TIN 151582389** of P. O. BOX 32768 Dar es Salaam Tanzania (hereinafter referred to as the **Purchaser**) which expression shall include and extend to its successors and assigns) of the other part..

WHEREAS the Vendor is the lawful Owner of unsurveyed land (hereinafter referred to as the **Property**) with the size of twenty acres (20) located at **Kidomole village, Usigwa hamlet, Fukayosi ward, Bagamoyo Urban area**, within Coast Region together with structures and improvements thereon.

The property is bounded by the following neighbours as mentioned hereunder;

- Northern bounded by : KIKOKA FOREST
- Southern bounded by : JUMA KIBINDU KAENI
- Eastern bounded by : HAMISI JUMA RASHID
- Western bounded by : NARCO COMPANY

AND WHEREAS the Vendor is desirous of selling the PROPERTY to the Purchaser and the Purchaser has agreed to purchase the said property from the vendor on the terms and conditions hereinafter appearing.

NOW THEREFORE it is **HEREBY AGREED** by and between the Vendor and the Purchaser as follows: -

1. That in consideration of the **Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=)** Only, the Vendor sell to the Purchaser the Property with details mention herein above together with structures and improvements thereon.
2. That, the purchaser and the vendor have agreed that the payment shall be made in one payment today 10th of December 2022 in the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=) straight after the Purchaser have received in his hands all written documentation from the Village Council, Mwenyekiti and Mtendaji of Kidomole village detailing all necessary information, consents and confirmations as required by the law and that the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=) will be Number **21010033209** of National Microfinance Bank (NMB) registered in the name of **Daniel Mabutu Chaula** either by the online bank transfer or by the physical money transfer in the NMB Bank Bagamoyo with all parties present.

3. That, by executing this Agreement the **VENDOR** acknowledges to have received the sum of Tanzanian Shillings Thirteen Million (Tshs 13,000,000/=) as the full and final payment for the Property.
4. That, it is the responsibility of the Vendor to make sure that the account number given in this sale agreement and the bank account itself is correct and active and that the Purchaser is not and will not be responsible whatsoever for any possible losses arising from the status of Vendor's account.
5. That, the Vendor confirms that there are no outstanding charges or taxes for the property prior to the execution of this agreement to be paid to the Government and that if such outstanding charges or unpaid taxes arise in the future it is solely responsibility of the Vendor and the Vendor by executing this agreement accepts his obligation to settle such outstanding duties without whatsoever involvement of the Purchaser.
6. That, any possible consent, confirmations from village council approval must be executed before executing this agreement.
7. That, each party to a contract shall be liable directly and indirectly depending on the negligence or wilful act or omission.
8. That, the Vendor hereby warrant that the property is free from lien, mortgage, and any encumbrances whatsoever.
9. That, the **PURCHASER** is free to use that landed property, to sale, mortgage and dispose of whatsoever.
10. That, both parties to contract do hereby consent that have read and understood well the terms and conditions before signing the contract
11. That, if any ownership Property disputes arise between the third party as a possible claimant and the parties to this agreement, it is mutually agreed that such possible disputes shall besettled amicably by mediation firstly between the vendor, Kidomole Village Council and possible claimant with exemption of purchaser and that if the dispute is not settled it shall be referred to a court of competent jurisdiction whose award shall be binding upon the parties.
12. That, both Vendor and Purchaser are responsible to pay the Advocate Fees.

13. Covenants binding upon the vendor:

- (a) Not to enter into any contract for disposition of the sold property with any person Whatsoever. Also, the vendor has declared that the property had not been sold, leased, gifted or promised either verbally or by any kind of agreement to any third party.
- (b) Not to rent / lease the sold Property to any person whatsoever other than the Purchaser therein.
- (c) To return at once the money paid by the purchaser if the sold property appears to be in Disputes.


14. Covenants binding upon the purchaser:

- (a) To pay to the Vendor the consideration price as agreed.
- (b) To pay the costs for surveying and registration of purchased property.
- (C) To pay Kidomole village duties through NMB Bank Account No **21002300436**

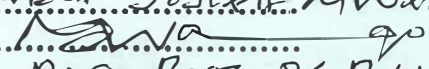
registered in KIJJI CHA KIDOMOLE MAPATO

IN WITNESS WHEREOF the parties hereto have hereunto put their hands to these presents in the day, year and manner herein below appearing:

SIGNED and DELIVERED by the said DANIEL MABULU OCHOLA who has been identified to me by the latter being personally known to me in my presence this 10th day of December, 2022

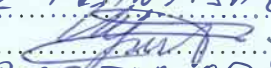

VENDOR



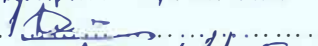
Witness:
Name: Maria Josiah Mwanjwango
Signature: 
Postal Address: P.O. Box 86 Bagamoyo
Qualification: Advocate


SEALED with the COMMON SEAL Of XANTECA GLOBAL COMPANY LTD and DELIVERED in the presence of us this 10th day of 12, 2022.



Name: PETER PRANTISAL
Signature: 
Qualification: DIRECTOR OF XANTECA GLOBAL LTD
Postal Address: UKUNI - BAGAMBOYO

Name:
Signature:
Qualification:
Postal Address:

LOCALITY LEADERSHIP:
Name: IRIDI M ONYISHA
Signature: 
Qualification: Mwaliki Kitiungoji
Date: 10-12-2022

Witness:
Name: Maria Josiah Mwanjwango
Signature: 
Postal Address: P.O. Box 86 Bagamoyo
Qualification: Advocate



CONDITIONS GOVERNING THE TRANSFER OF FUNDS

Currency other than that of the Country to which the remittance is made shall be payable to the payee in the currency of the said Country at our correspondent or agents buying rate.

The Bank will take its customary steps towards remittances according to this contract and the Customer shall allow the Bank to make use of any correspondent, sub-agent or any other agency chosen by the Bank. In doing so, the Bank shall not be held liable for mutilation, interruption, omissions, errors, or delays occurring during execution of this transfer.

I/We realize that the Bank shall not be liable for delays in transmission or errors in identification of the rightful beneficiary mentioned in the message save where the Bank would have acted willingly full and/or diligently.

Refund is to be made, if requested by Customer, but only if and after the Bank receives confirmation of effective cancellation of the remittance and in the case of funds already converted only on the basis of the Bank's buying rate on the day refund is made, less the expenses of this Bank, its correspondents and agents.

Customer Signature: _____



BANK PAYMENT - SELLER 2

ID No - 9006875109

FUND TRANSFER REQUEST



Serial No.

26507568

Presented by Peter F...

FOR CUSTOMERS USE ONLY:

BRANCH NAME: BAGAMAYO DATE: 10/12/2022 TIME OF FORM DELIVERY: 12:30 PRESENTED BY (NAME): Peter F... (SIGNATURE: [Signature])

TISS SWIFT Multi Transfer EFT | BY CASH BY CHEQUE | TZS USD EUR GBP

PLEASE DEBIT MY/OUR ACCOUNT:

DEBIT ACCOUNT NUMBER: 210110034212

DEBIT CHARGES FROM ACCOUNT NUMBER: 21010034212

DEBIT ACCOUNT NAME: XANTECA GLOBAL LTD

APPLICANT'S / REMITTER'S SIGNATURE: [Signature]

BENEFICIARY'S NAME: DAMIEL KIRABUTU ABWALA

BENEFICIARY'S BANK: NMB

BENEFICIARY'S BRANCH: BAGAMAYO

ACCOUNT NUMBER: 210100332229

BENEFICIARY'S ADDRESS: KADUNA

PAYMENT DETAILS: PAYMENT FOR THE SALE OF LAND

TRANSFER AMOUNT: 13,000,000.00

AMOUNT IN WORDS: Thirteen million only

IBAN No.: _____ SWIFT CODER: _____

Sort Code/Federal Wire/ABA No.: _____

Email ID to send SWIFT Message: _____

FOR OFFICE USE ONLY:

Branch:

Application Checked and Approved by: (Name & Signature)

Maker: (name) H... Sign: [Signature]

Checker: (name) _____ Sign: _____

Transaction(s) processed on: 10/12/2022

Reference: _____

Head Office:

Transaction(s) processed on: _____

INTERMEDIARY BANK DETAILS (if known):

NAME: _____

ADDRESS: _____

SWIFT CODE: _____

SORT CODE: _____

International Ops Manager Sign. and Stamp



Bank Office Sign. and Stamp

CONDITIONS GOVERNING THE TRANSFER OF FUNDS

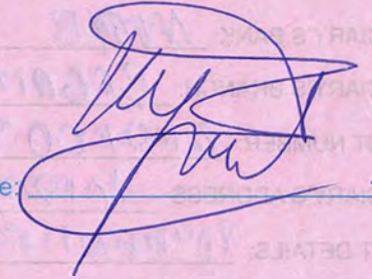
Currency other than that of the Country to which the remittance is made shall be payable to the payee in the currency of the said Country at our correspondent or agents buying rate.

The Bank will take its customary steps towards remittances according to this contract and the Customer shall allow the Bank to make use of any correspondent, sub-agent or any other agency chosen by the Bank. In doing so, the Bank shall not be held liable for mutilation, interruption, omissions, errors, or delays occurring during execution of this transfer.

I/We realize that the Bank shall not be liable for delays in transmission or errors in identification of the rightful beneficiary mentioned in the message save where the Bank would have acted willing full and/or diligently.

Refund is to be made, if requested by Customer, but only if and after the Bank receives confirmation of effective cancellation of the remittance and in the case of funds already converted only on the basis of the Bank's buying rate on the day refund is made, less the expenses of this Bank, its correspondents and agents.

Customer Signature: _____



BANK PAYMENT - SELLER 3

FUND TRANSFER REQUEST



Serial No.

26507566

FOR CUSTOMERS USE ONLY:

BRANCH NAME: BAGAMOTO DATE: 10/12/2022 TIME OF FORM DELIVERY: 13:04 PRESENTED BY (NAME): PETER FRANTISAK SIGNATURE: [Signature]
(XANTECA GLOBAL LTD)

TISS SWIFT Multi Transfer EFT | BY CASH BY CHEQUE | TZS USD EUR GBP

PLEASE DEBIT MY/OUR ACCOUNT:

DEBIT ACCOUNT NUMBER: 21010034212

DEBIT CHARGES FROM ACCOUNT NUMBER: 21010034212

DEBIT ACCOUNT NAME: XANTECA GLOBAL LIMITED

APPLICANT'S / REMITTER'S SIGNATURE: [Signature]

BENEFICIARY'S NAME: HAMISI JUMA RASHIDI
BENEFICIARY'S BANK: NMB
BENEFICIARY'S BRANCH: BAGAMOTO
ACCOUNT NUMBER: 21010033210
BENEFICIARY'S ADDRESS: KIDOMOLE
PAYMENT DETAILS: PAYMENT FOR SALE OF LAND

TRANSFER AMOUNT: 13,000,000.00.-
AMOUNT IN WORDS: thirteen million tanzanian shillings
IBAN No.: _____ SWIFT CODER: _____
Sort Code/Federal Wire/ABA No.: _____
Email ID to send SWIFT Message: _____

FOR OFFICE USE ONLY:

Branch:

Application Checked and Approved by: (Name & Signature)

Maker: (name) [Signature] Sign: [Signature]

Checker: (name) _____ Sign: _____

Transaction(s) processed on: 10/12/2022

Reference: _____

Head Office:

Transaction(s) processed on: _____

INTERMEDIARY BANK DETAILS (if known):

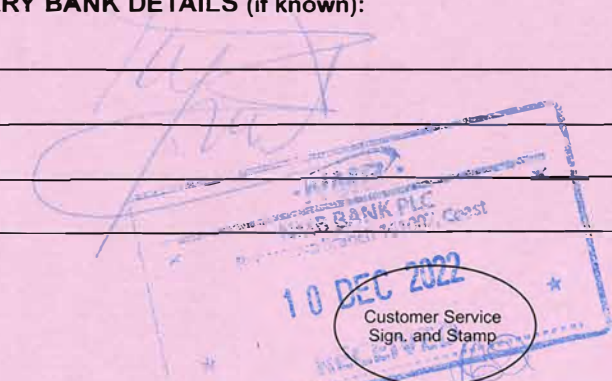
NAME: _____

ADDRESS: _____

SWIFT CODE: _____

SORT CODE: _____

International Ops Manager Sign. and Stamp



Bank Office Sign. and Stamp

NMB

FUND TRANSFER REQUEST

88207888

Serial No.

CONDITIONS GOVERNING THE TRANSFER OF FUNDS


Currency other than that of the Country to which the remittance is made shall be payable to the payee in the currency of the said Country at our correspondent or agents buying rate.

The Bank will take its customary steps towards remittances according to this contract and the Customer shall allow the Bank to make use of any correspondent, sub-agent or any other agency chosen by the Bank. In doing so, the Bank shall not be held liable for mutilation, interruption, omissions, errors, or delays occurring during execution of this transfer.

I/We realize that the Bank shall not be liable for delays in transmission or errors in identification of the rightful beneficiary mentioned in the message save where the Bank would have acted willing full and/or diligently.

Refund is to be made, if requested by Customer, but only if and after the Bank receives confirmation of effective cancellation of the remittance and in the case of funds already converted only on the basis of the Bank's buying rate on the day refund is made, less the expenses of this Bank, its correspondents and agents.

Customer Signature



TRANSFER AMOUNT

AMOUNT IN WORDS

ISBLIVE

SWIFT CODE

SWIFT CODE

SWIFT CODE

SWIFT CODE

INTERMEDIARY BANK DETAILS (if relevant)

NAME

ADDRESS

SWIFT CODE

SWIFT CODE



BENEFICIARY'S NAME

BENEFICIARY'S BRANCH

BENEFICIARY'S ACCOUNT

BENEFICIARY'S ADDRESS

BENEFICIARY'S CITY

BENEFICIARY'S COUNTRY

BENEFICIARY'S TELEPHONE

BENEFICIARY'S FAX

BENEFICIARY'S EMAIL

BENEFICIARY'S IBAN

BENEFICIARY'S BIC

BENEFICIARY'S SWIFT CODE

BENEFICIARY'S SWIFT CODE

BENEFICIARY'S SWIFT CODE

BENEFICIARY'S SWIFT CODE

APPLICATION CHECKED AND APPROVED BY (Name & Signature)

DATE

CHECKER (Name)

TRANSACTION(S) PROCESSED ON

REFERENCE

HEAD OFFICE

TRANSACTION(S) PROCESSED ON

BANK PAYMENT - SELLER 4

Serial No.

26507571

FUND TRANSFER REQUEST



FOR CUSTOMERS USE ONLY:

BRANCH NAME: BAGAMOYO DATE: 10/12/22 TIME OF FORM DELIVERY: 12.30 PRESENTED BY (NAME): PETER FRANTISAK SIGNATURE: [Signature]

TISS SWIFT Multi Transfer EFT | BY CASH BY CHEQUE TZS USD EUR GBP

PLEASE DEBIT MY/OUR ACCOUNT:

DEBIT ACCOUNT NUMBER: 21010034212

DEBIT CHARGES FROM ACCOUNT NUMBER: 21010034212

DEBIT ACCOUNT NAME: XANTECA GLOBAL LIMITED

APPLICANT'S / REMITTER'S SIGNATURE: [Signature]

BENEFICIARY'S NAME: MANENO KIBINDU KAENI
BENEFICIARY'S BANK: NMB
BENEFICIARY'S BRANCH: BAGAMOYO
ACCOUNT NUMBER: 21010033211
BENEFICIARY'S ADDRESS: KIDOMOLE
PAYMENT DETAILS: PAYMENT FOR SALE OF LAND

TRANSFER AMOUNT: 13,000,000.00
AMOUNT IN WORDS: thirteen million Tanzania shilling only
IBAN No.: _____ SWIFT CODER: _____
Sort Code/Federal Wire/ABA No.: _____
Email ID to send SWIFT Message: _____

FOR OFFICE USE ONLY:

Branch:
Application Checked and Approved by: (Name & Signature) _____
Maker: (name) [Signature] Sign: [Signature]
Checker: (name) _____ Sign: _____
Transaction(s) processed on: 10/17/2022
Reference: _____
Head Office:
Transaction(s) processed on: _____

INTERMEDIARY BANK DETAILS (if known):
NAME: _____
ADDRESS: _____
SWIFT CODE: _____
SORT CODE: _____

International Ops Manager Sign. and Stamp



Bank Office Sign. and Stamp

NMB

FUND TRANSFER REQUEST

28507571

Serial No.

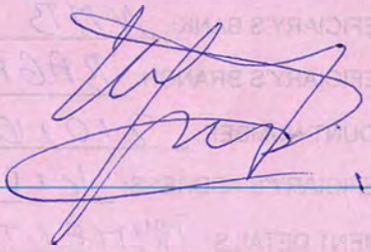
CONDITIONS GOVERNING THE TRANSFER OF FUNDS

Currency other than that of the Country to which the remittance is made shall be payable to the payee in the currency of the said Country at our correspondent or agents buying rate.

The Bank will take its customary steps towards remittances according to this contract and the Customer shall allow the Bank to make use of any correspondent, sub-agent or any other agency chosen by the Bank. In doing so, the Bank shall not be held liable for mutilation, interruption, omissions, errors, or delays occurring during execution of this transfer.

I/We realize that the Bank shall not be liable for delays in transmission or errors in identification of the rightful beneficiary mentioned in the message save where the Bank would have acted willing full and/or diligently.

Refund is to be made, if requested by Customer, but only if and after the Bank receives confirmation of effective cancellation of the remittance and in the case of funds already converted only on the basis of the Bank's buying rate on the day refund is made, less the expenses of this Bank, its correspondents and agents.

Customer Signature: 

IBAN No. SWIFT CODE

INTERMEDIARY BANK DETAILS (if known)
NAME
ADDRESS
SWIFT CODE
BICRT CODE



BANK PAYMENT - 10% KIJJI KIDOMOLE

FUND TRANSFER REQUEST



Serial No. 26507572

CUSTOMERS USE ONLY

BRANCH NAME: BAGAMOYO DATE: 10/12/22 TIME OF FORM DELIVERY: 12:30 PRESENTED BY (NAME): PETER FRANTISAK SIGNATURE: [Signature]
 TISS SWIFT Multi Transfer EFT BY CASH BY CHEQUE TZS USD EUR GBP

PLEASE DEBIT MY/OUR ACCOUNT:

DEBIT ACCOUNT NUMBER: 21010034212 DEBIT CHARGES FROM ACCOUNT NUMBER: 21010034212

DEBIT ACCOUNT NAME: XANTECA GLOBAL LTD APPLICANT'S / REMITTER'S SIGNATURE: [Signature]

BENEFICIARY'S NAME: KIJJI EHA KIDOMOLE HARATO
 BENEFICIARY'S BANK: NMB
 BENEFICIARY'S BRANCH: BAGAMOYO
 ACCOUNT NUMBER: 21002300436
 BENEFICIARY'S ADDRESS: KIDOMOLE
 PAYMENT DETAILS: 10% OF THE AMOUNT FOR SALE OF LAND

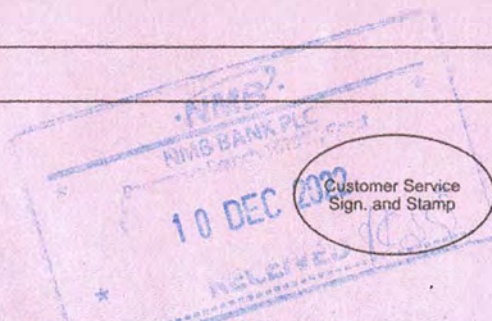
TRANSFER AMOUNT: 5,200,000.00
 AMOUNT IN WORDS: FIVE MILLION AND TWO HUNDRED TANTANIAN SHILLINGS
 IBAN No.: _____ SWIFT CODER: _____
 Sort Code/Federal Wire/ABA No.: _____
 Email ID to send SWIFT Message: _____

FOR OFFICE USE ONLY

Branch:
 Application Checked and Approved by: (Name & Signature) _____
 Maker: (name) [Signature] Sign: [Signature]
 Checker: (name) _____ Sign: _____
 Transaction(s) processed on: 10/12/2022
 Reference: _____
Head Office:
 Transaction(s) processed on: _____

INTERMEDIARY BANK DETAILS (if known):
 NAME: _____
 ADDRESS: _____
 SWIFT CODE: _____
 SORT CODE: _____

International Ops Manager Sign. and Stamp



Customer Service Sign. and Stamp

Bank Office Sign. and Stamp

STAKABADHI YA FEDHA

Chama / Kijiji cha KIDOMOLE No. 14252
 Mradi: _____
 Chama / Kijiji kimepokea kutoka kwa XANTECA GLOBAL LTD
 Kwa ajili ya 10% Tarehe 10/12/2022

Maelezo	Shs.	Sts
- Malipo kwa ajili ya Ununuzi wa shamba ekari 20 kitongoji cha Usigwa	1300000/-	

Daftari ya Fedha UK _____
 Shilingi: MILIONI MOJA NA LAKI TATU TU. **JUMLA 1,300,000/-**
AFISA MTENDA KIJJI CHA KIDOMOLE BAGAMOTO

 UGAWAJI: 1. Mlipaji
 2. Kubaki Kitabu

 Sahihi ya Mpokeaji

STAKABADHI YA FEDHA

Chama / Kijiji cha KIDOMOLE No. 14254
 Mradi: _____
 Chama / Kijiji kimepokea kutoka kwa XANTECA GLOBAL LTD
 Kwa ajili ya 10% Tarehe 10/12/2022

Maelezo	Shs.	Sts
- Malipo kwa ajili ya 10% Ununuzi wa shamba ekari 20 kitongoji cha Usigwa.	1,300,000/-	

Daftari ya Fedha UK _____
 Shilingi: MILIONI MOJA NA LAKI TATU TU. **JUMLA 1,300,000/-**
AFISA MTENDA KIJJI CHA KIDOMOLE BAGAMOTO

 UGAWAJI: 1. Mlipaji
 2. Kubaki Kitabu

 Sahihi ya Mpokeaji

STAKABADHI YA FEDHA

Chama / Kijiji cha KIDOMOLE No. 14253
 Mradi: _____
 Chama / Kijiji kimepokea kutoka kwa XANTECA GLOBAL LTD
 Kwa ajili ya 10% Tarehe 10/12/2022

Maelezo	Shs.	Sts
- Malipo kwa ajili ya 10% Ununuzi wa shamba ekari 20 kitongoji cha Usigwa.	1,300,000/-	

Daftari ya Fedha UK _____
 Shilingi: MILIONI MOJA NA LAKI TATU TU. **JUMLA 1,300,000/-**
AFISA MTENDA KIJJI CHA KIDOMOLE BAGAMOTO

 UGAWAJI: 1. Mlipaji
 2. Kubaki Kitabu

 Sahihi ya Mpokeaji

STAKABADHI YA FEDHA

Chama / Kijiji cha KIDOMOLE No. 14251
 Mradi: _____
 Chama / Kijiji kimepokea kutoka kwa XANTECA LTD
 Kwa ajili ya 10% Tarehe 10/12/2022

Maelezo	Shs.	Sts
- Malipo kwa ajili ya Ununuzi wa shamba ekari 20 kitongoji cha Usigwa	1,300,000/-	

Daftari ya Fedha UK _____
 Shilingi: MILIONI MOJA NA LAKI TATU TU. **JUMLA 1,300,000/-**
AFISA MTENDA KIJJI CHA KIDOMOLE BAGAMOTO

 UGAWAJI: 1. Mlipaji
 2. Kubaki Kitabu

 Sahihi ya Mpokeaji