

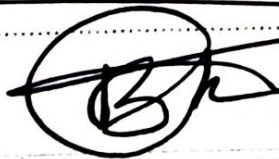
UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF APPROVAL OF A DISPOSITION
(Under section 39)

C.T. No. 186011/87/4
L. O. No. _____
File. No. AR/UP/CEN/259
Land Description. PLOT NO. 1276/83
FLUR II APART. NO. 8A

I, BURTON BARTAZAL RUSTEN AUTHORIZED
LAND OFFICER hereby APPROVE the disposition of the right of occupancy under the above
reference subject to the following:-

Consent granted as per Minute No. 12 of 23/11/2023

TRANSFER OF RIGHT OF OCCUPANCY



AUTHORIZED LAND OFFICER

Date: 24/11/23.

To: Name SAB GOLD LIMITED
Address: P.O. BOX 5710 DAR-ES-SALAAM.

Copy: The Registrar.

Stamp duty fees	5,613,968/=
Approval fees	120,000/=
Registration fees	5,613,968/=
<i>George</i>	
For Authorized Land Officer	

ERV No. 923327216367943 of 23/11/2023
 ERV No. -11- of -11-
 ERV No. -11- of -11-

BANK OF BARCELONA

NUMBER OF SHEETS OF DRAWINGS

24/11/23

*** START OF LEGAL RECEIPT ***

RUHANYA LAW ASSOCIATES
P O BOX 8356
468 KIMBER AVENUE MASASANI
TEL +255 714 848 94
DAR ES SALAAM TANZANIA

TIN: 128463798
VRN: *NOT REGISTERED*
SERIAL NUMBER: 0812008871
VIN: 011REMOIN-118245455
128463798:0812008871
TAX OFFICE: KINONDONI

CUSTOMER NAME: Sab Gold Limited
CUSTOMER ID TYPE: TIN
CUSTOMER ID: 139898931
CUSTOMER MOBILE:
CUSTOMER VRN:

RECEIPT NUMBER: 000000011
ZNO: 0062/00647
RECEIPT DATE: 24 10 2023 TIME: 16:35:17

Legal Services
1 X 6,000,000.00 6,000,000.00 A

TOTAL EXCLUSIVE OF TAX 6,000,000.00

TOTAL TAX 0.00

TOTAL INCLUSIVE OF TAX 6,000,000.00

cash 6,000,000.00

RECEIPT VERIFICATION CODE
B01A5441



Changamoto kwenye risiti piga
bure TRA 0800750254/2800759255

*** END OF LEGAL RECEIPT ***

SALE AGREEMENT

BETWEEN

REGISTERED TRUSTEES OF THE FEDERATION OF
IOJA SHIA ITHNA-ASHERI JAMAATS OF AFRICA

AND

SAB GOLD LIMITED

SALE AGREEMENT

THIS SALE AGREEMENT is made this 11th, day of July 2023

BETWEEN

THE REGISTERED TRUSTEES OF THE FEDERATION OF Khoja Shia Ithna-Asheri Jamaats of Africa OF P.O BO 6710 DAR ES SALAAM, TANZANIA ((hereinafter referred as the vendor) of the one part.

AND

SAB GOLD LIMITED OF P.O BOX 5710 DAR ES SALAAM, TANZANIA (hereinafter referred to as the purchaser) on the other part.

WHEREAS, the vendor is the lawful owner of the landed property unit title under the above reference, Unit Title APARTMENT 8A on Eight 8 floor Afed tower Jamhuri/Mwisho street containing (190.10sqm), description of property: title no 186011/87, plot no 1276/83 located at center area Ilala, Dar es Salaam together with the structures and improvements thereon(hereinafter referred as the "PROPERTY").

AND WHEREAS, the vendor is desirous of selling the property to the purchaser and the purchaser is desirous of buying the said property from the vendor at a price of US dollars two hundred twenty four thousand and two hundred only (USD 224,200/=) only.

NOW THEREFORE it is HEREBY AGREED by and between the vendor and the purchaser follows:

- 1. That, in consideration of the sum of US Dollars Two Hundred Twenty Four Thousand an Two Hundred Only(USD 224,200) only the vendor sells to purchaser the property referred to herein above.**
- 2. That, the purchaser will pay US dollars two hundred twenty four thousand and two Hundred Only (USD 224,200/=) to the vendor today the whole price which have been already agreed.**
- 3. That all original documents evidencing ownership of the property and possession property shall be handed over to the purchase immediately after execution of this agreement.**

4. **That**, this agreement is subject to the consent of the relevant government authority being granted to the transfer, and shall the same not be granted, both parties shall revert to their original position as if no agreement for sale of the property has been executed, and any money paid by the purchaser to the vendor shall be refunded by the vendor save for any legal or statutory costs that may be incurred by the vendor during such time.
5. **That**, both parties irrevocable bind themselves to effect the completion of this agreement and the transfer of ownership from the vendor to the purchaser.

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

Signed and Sealed by the common seal of
**THE REGISTERED TRUSTEES OF THE
FEDERATION OF KHOJA SHIA ITHNA-ASHERI
JAMAATS OF AFRICA**



.....
VENDOR

At Dar es Salaam This 24 day of October 2023

Name: MEHBOOB VERSI

Signature [Handwritten Signature]

Postal Address: P.O box 6710, Dar es Salaam

Qualification: **TRUSTEE**

Name: ANWARALI DHARAMSI

Signature [Handwritten Signature]

Postal Address: P.O. Box 6710, Dar es Salaam

Qualification: **TRUSTEE**

BEFORE ME: X

Name Gulamhusain Yusuf Hassam...

Address 7609, DSM.....

Signature [Signature].....

Qualification: **COMMISSIONER FOR OATHS**



Signed and Sealed by the common seal of

SAB GOLD LIMITED

.....

PURCHASER

At Dar es Salaam this 24th day of OCTOBER 2023

Name: **ABBAS HUSEIN BANDALI**

Signature [Signature].....

Postal Address: P.O box 5710, Dar es Salaam

Qualification: **DIRECTOR**

Name : **SUKAINA BANDALI**

Signature [Signature].....

Postal Address: P.O box 5710, Dar es Salaam

Qualification: **SECRETARY**

BEFORE ME:

Name HASSAN S. RUTHWANYA.....

Address P.O. Box 2256 DSM.....

Signature [Signature].....

Qualification: **COMMISSIONER FOR OATHS**



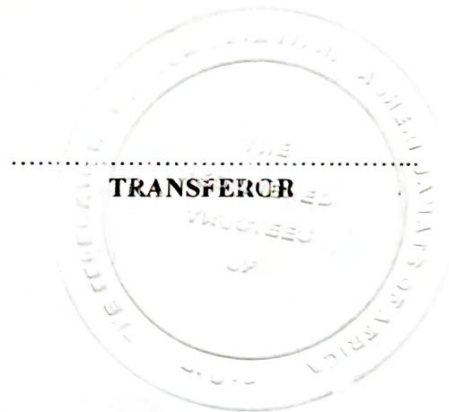
THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO.4 OF 1999)
TRANSFER OF A RIGHT OF OCCUPANCY
(SECTION 62)

C.T: NO.186011/87
UNIT TITLE APARTMENT 8A
PLOT NO 1276/83
BLOCK....
AFED TOWER JAMHURI
STREET-MWISHO
ILALA MUNICIPALITY

IN CONSIDERATION of uberrimae fidei, I, THE REGISTERED TRUSTEES OF THE FEDERATION OF KHOJA SHIA ITHNA-ASHERI JAMAATS OF AFRICA of P. O. Box 6710, DAR ES SALAAM DO HEREBY TRANSFER to SAB GOLD LIMITED of P.O. Box 5710, DAR ES SALAAM a Right of Occupancy registered under the above reference.

SIGNED and SEALED by the common seal
THE REGISTERED TRUSTEES OF THE
FEDERATION OF KHOJA SHIA ITHNA
-ASHERI JAMAAT OF AFRICA

At Dar es Salaam this 24th Day of October, 2023



Name: MEHBOOB VERSI

Signature: [Handwritten Signature]

Postal Address: P.O. Box 6710 Dar es Salaam.

Qualification: TRUSTEE

Name: ANWARALI DHARAMSI

Signature: [Handwritten Signature]

Postal Address: P.O. Box 6710 Dar es Salaam.

Qualification: TRUSTEE

SIGNATURE: [Handwritten Signature]

POSTAL ADDRESS: P.O. BOX 8386

QUALIFICATION: ADVOCATE



SIGNED and SEALED by the common seal of
SAB GOLD LIMITED

At Dar es Salaam this 24th Day of October 2023

.....
TRANSFEEE

Name: ABBAS HUSEIN BANDALI

Signature

Postal Address : P.O BOX 5710, Dar es salaam

Qualification: **DIRECTOR**

Name: SUKAINA BANDALI

Signature

Postal Address: P.O BOX 5710, Dar es salaam

Qualification: **SECRETARY**

SIGNATURE:

POSTAL ADDRESS:

QUALIFICATION:

