

## SALE AGREEMENT

*(For the surveyed piece of land located at –Kunduchi Mtongani – Kinondoni Municipality, Dar es Salaam.)*

**BETWEEN**

**GLORIA GEORGE MSENGI OF P.O BOX 20797 DAR ES SALAAM Though his/her “Attorney” appointed JOSEPHAT SIMON MAKONDA under Special Power of Attorney dated 07<sup>th</sup> December 2018 (hereinafter referred to as the Vendor) on one part.**

**AND**

**HAZON VISION COMPANY OF P.O BOX 60029, DAR ES SALAAM (hereinafter referred to as the Purchasers) on the other part.**

Prepared by:

PENNY & CO. ADVOCATES,  
MINAKI STREET,  
MAGOMENI USALAMA-KINONDONI DISTRICT,  
P.O. BOX 16355,  
DAR ES SALAAM, TANZANIA

## SALE AGREEMENT

THIS agreement is made on this 25<sup>th</sup> day of JUNE.....2022

**BETWEEN**

**GLORIA GEORGE MSENGI OF P.O BOX 20797 DAR ES SALAAM though his/her "Attorney" appointed JOSEPHAT SIMON MAKONDA under Special Power of Attorney dated 07<sup>th</sup> December 2018 (hereinafter referred to as the Vendor) on one part.**

**AND**

**HAZON VISION COMPANY LIMITED OF P.O BOX 60029 DAR ES SALAAM, (hereinafter referred to as the Purchasers) on the other part.**

**WHEREAS, THE VENDOR herein, is a legal owner of PLOT NO 611, BLOCK "A" With Title No. 102704, L.O No. 254070 located at Kunduchi Mtongani Area , Kinondoni Municipality that had been acquired through Sale agreement and is willing to have the same sold and transferred to purchasers.**

**WHEREAS, The purchasers had inspected the said property which have been found without encumbrances and we therefore willing to acquire ownership unto the same**

**NOW THEREFORE this agreement witnesses as follows:**

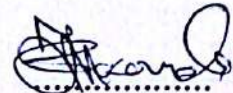
1. **THAT, The purchase price of the property is Tanzania Shillings Two Hundred and Fifty Five Million only (255,000,000) and that shall be paid full during the signing of this contract.**
2. **THAT, the Purchasers to this Agreement shall be responsible on payment of legal fees.**
3. **The Vendor shall Surrender Original TITLE DEED (Certificate of Title) and all other rights thereof to the Purchasers immediately upon execution of this Agreement and effectiveness if the payment in full.**
4. **THAT, any property tax, land rent and similar outgoings payable in respect of the property up to the date of this agreement will be for the account of the Vendor**
5. **THAT the parties agree that the vendor shall deliver vacant possession of the property to the Purchasers immediately upon receipt of the full amount.**
6. **THAT the Vendor hereby guarantee and warrants that the subject property is free from any legal, equitable or administrative encumbrances of whatever description and has sought and obtained all necessary consents for a transfer of the property.**
7. **THAT this sale agreement is subject to the consent of the Commissioner for Lands and in the event the said consent is withheld or the Vendor defaults, fails or neglects to perform any of his obligations under this agreement, the Vendor hereby undertakes to**

immediately refund and repay to the Purchasers, all monies paid by the Purchasers pursuant to this agreement and upon such repayment this agreement shall be rescinded and parties hereto shall revert to their original positions

- Without prejudice to the generality of the above or any other afore mentioned obligation each party shall endeavor to perform the above terms and conditions of the agreement and in case there is breach of the terms of the agreement the party in default will be exposed and subjected to liability and consequences for the breach.
- This agreement will be governed by laws of Tanzania.

IN WITNESSETH WHEREOF parties hereto have executed these presents in the manner appearing hereunder.

SIGNED and DELIVERED by the said  
GLORIA GEORGE MSENJI  
Though his/her "Attorney" appointed  
JOSEPHAT SIMON MAKONDA  
Under Special Power of Attorney dated 07<sup>th</sup> December 2018  
This 25<sup>th</sup> day of June 2022



VENDOR



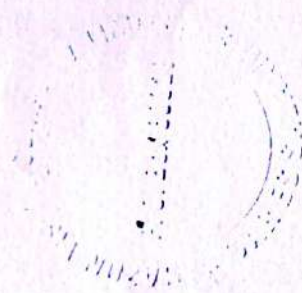
BEFORE ME

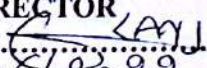
SIGNATURE:   
NAME: PENINA ERNEST  
PLACE: D.A.R. ERNEST  
QUALIFICATION: ADVOCATE



SIGNED WITH COMMON SEAL by the said  
HAZON VISION COMPANY LIMITED  
This 25<sup>TH</sup> day of June 2022

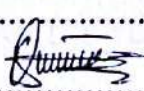
.....  
PURCHASERS



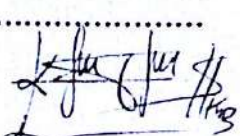
NAME: BENITA TSHIMI KANJIKA  
POSITION: DIRECTOR  
SIGNATURE:   
DATE: 25/06/2022



NAME: DON GRACE ELEMBE KYABU  
POSITION: DIRECTOR  
SIGNATURE: D. GRACE 25/06/2022

NAME: EFRAIM JOEL RUBASHA  
POSITION: .....  
SIGNATURE: DIRECTOR   
DATE: 25/06/2022



NAME: NARCISSE MWANABUTE KALENGA  
POSITION: .....  
SIGNATURE: DIRECTOR   
25/06/2022

