

START OF LEGAL RECEIPT

EMINENT ATTORNEYS

P.O. BOX 11627 DAR ES SALAAM
TEL: +255 759 909 006

STREET VICTORIA

TANZANIA

TIN 110526415

UPN 40045470P

SERIAL NUMBER 0312442029391

TIN

1058753041105264150312442029391

TAX OFFICE KINONDONI

CUSTOMER NAME

ANT RESOURCES CO LTD

CUSTOMER ID TYPE BUYER'S TIN

CUSTOMER ID 157362763

RECEIPT NUMBER

1353

2NO

17/0246

DATE 15-09-2023

TIME 14:33:04

ERR: 01

OP: 01

LEGAL FEES

10,000.00 R

TOTAL EXCLUSIVE OF TAX

R 474.58

TAX @ 18.00%

1,525.42

TOTAL TAX

1,525.42

TOTAL INCLUSIVE OF TAX

10,000.00

CASH

10,000.00

ITEMS NUMBER

1

RECEIPT VERIFICATION CODE

54F1291353



*** END OF LEGAL RECEIPT ***

Hydrograph Limited
P.O. Box 11627 Dar es Salaam
Tanzania
Tel: +255 759 909 006

SALE AGREEMENT

PLOT LOCATION:

Pwani Region (Mkuranga District
Mkuranga Village
Kiguza Street
Hoyoyo road

Size: 25,043 sqm

Status: Unsurveyed Land

THIS SALE AGREEMENT is made this15..... day of September 2023

BETWEEN

PLUTO ONE INVESTMENT LIMITED

of Post Office Box23422 DSM..... (Hereinafter referred to as the "Seller")
of the first part which expression shall include his successors and assignee.

Contacts: +255 710 358 703, Email; investmentpluto1@gmail.com

AND

ANTRESOURCES COMPANY LIMITED

of Post Office Box11627 DSM..... (hereinafter referred to as the "Buyer")
on the second part.

Contacts: +1 (909) 689-7766 Email; info@antresource.com

WHEREAS, The Seller is the owner of the land property located at Pwani Region, within Mkuranga District at Mkuranga Village (Hoyoyo road), with the title reference as shown above, (hereinafter referred to as "the Property")

NEIGHBOURS; SouthNYAPAI LUGUNU.....
West.....KIRAVU ZAKARIA.....
East: SEIF BARABARA YA MAAWA
North: BARABARA YA HOYOYO

AND WHEREAS the Seller is desirous of selling the said property and the Buyer is willing to buy the same from the Seller after he has inspected the premises and got satisfied.

DSke.

AND WHEREAS the Seller is willing to commit himself by this irrevocable agreement for sale that he is ready and willing to execute this sale agreement in favor of the buyer herein on the following agreed terms:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. The Seller shall sell and the Buyer shall buy the Property at a consideration of **Two Hundred and ten Million (Tshs. 210,000,000/=)** only, which shall be paid in two installments; **105,000,000 TZS** being the first installment payable immediately after the execution of this agreement; **105,000,000 TZS** shall be paid as the final installment on 16th September 2023.
2. The Seller guarantees the Buyer that the Property sold to the Buyer is free from other encumbrances.
3. That, along with the signing of this agreement, the Buyer shall undertake the government survey process of the property at his own cost and further undertakes to pay all necessary fees required for complete registration of the property, this will include, Current Land Rent, Registration Fees and Stamp duty.
4. That, after the payment has been full paid to the Seller, the Seller undertakes to furnish to the Buyer all receipts for taxes and rates (if any) that have been duly paid to the relevant authorities up to the date of executing this agreement.
5. That, on receiving the payment to the tune of **Two hundred and Ten Million Shillings (Tshs. 210,000,000/=)** as agreed herein above, the ownership and possession of the Property will immediately shift to the Buyer, The Seller shall immediately give vacant possession to the **Buyer** forthwith.
6. That, payments shall be done immediately after the execution of this contract through the seller's bank Account (CRDB) No. **015C793969000**; bearing the names of **PLUTO ONE INVESTMENT LIMITED**.
7. This Agreement has been entered into by the parties on mutual understanding and any misunderstanding between the parties herein will be settled amicably by referring the dispute to an impartial mediator agreeable to both parties. Failure of the mediation processes leaves parties with judicial processes.
8. This agreement has been written in a language translated to both parties.

SAKE

9. That the execution this Agreement will be partially executed electronically via the email by the buyer, and thereafter will be fully executed physically by the other party in presence of both party's witnesses.

IN WITNESS HEREOF the parties have duly executed this agreement terms in the manner and on the days and year hereinafter appearing as follows:-

SIGNED and DELIVERED at Dar es Salaam by
PLUTO ONE INVESTMENT LIMITED,
Who is known to me personally, in
my presence this 15 day of 9 2023



BEFORE ME:-
Name: PHILEMON MUKURANGA
Signature: [Handwritten Signature]
Postal Address: Box: 11609 DSA
Qualification: Notary Public/Commissioner for Oath



STAMPED with a common seal of the said
ANT RESOURCES COMPANY LIMITED
Delivered at Dar es Salaam in the presence of us
This 15 day of 9 2023



BEFORE ME:-
Name: PHILEMON MUKURANGA
Signature: [Handwritten Signature]
Postal Address: Box: 11609 DSA
Qualification: Notary Public/Commissioner for Oath



APPROVED BY
Mkuranga Village Council
Name: DUNIA S. MABUYU
Signature: [Handwritten Signature]
Postal Address: P.O. Box 10 MKURANGA
Qualification: Village chairman



SERIKALI YA KIJUJI
KIJUJI

[Handwritten Signature]