

SALE AGREEMENT

THIS AGREEMENT is made this 21th day of March, 2023.

BETWEEN

UNION MEAT ABATTOIRS LIMITED of P.O.Box 9104 Dar es salaam with offices at Golden Jubilee Tower, 2nd Floor, OHIO STREET, DAR ES SALAAM (hereinafter referred to as "the Purchaser") of the one part,

AND

ATHUMAN OMARY SAID of P.O. Box 30298, KIBAHA (hereinafter referred to as "the Seller") of the other part.

WHEREAS the Seller is the registered owner of PLOT NO 11, BLOCK B Area of 13,654 SQM VIGWAZA KWAZOKA near RUVU RANCH which is designed and surveyed for usage of **INDUSTRIAL SERVICES PURPOSES ONLY**. (Hereinafter called "the Property").

AND WHEREAS the Seller is desirous of selling the Property and the Purchaser is desirous of purchasing the **PLOT NO 11, BLOCK B** with Area of 13,654 SQM which is designed and surveyed for **INDUSTRIAL SERVICES PURPOSES ONLY** located at VIGWAZA KWAZOKA near RUVU RANCH.

AND WHEREAS the Seller has agreed to sell the property to the Purchaser subject to terms and conditions as appearing herein below.

NOW THEREFORE IT IS AGREED as follows: -

1. THAT IN CONSIDERATION of payment of the sum of Tanzania shillings **177,502,000** (One hundred seventy seventh thousands, five Hundred and two thousand only (hereinafter called "the Purchase Price") the Seller sells the Property to the Purchaser.
2. THAT the said Purchase Price shall be paid in two instalment as follows;
1st Instalment: 50% Instalment shall be paid upon the signature of this contract.
2nd Instalment: 50% shall be paid upon the transfer of ownership from seller to purchaser.
3. THAT the purchase price shall be paid into the Vendor's nominated account

Account Name: ATHUMAN OMARY SAID

Account No: 0152709615800

Bank: CRDB

Branch: KIBAHA

Swift Code: CORUTZTZ

4. THAT the Seller shall hand over to the Purchaser all other documents related to and pertaining to the property at the time of executing this deed.
5. THAT the Seller shall cooperate and assist the Purchaser to effect transfer of ownership from his its name to the name of the Purchaser to the commissioner of Land's office.
6. THAT, the Purchaser takes the property as an absolute owner and will therefore have and hold the property hereby sold or transferred with the rights, interests, and appurtenances unto, and the property thus passes forthwith to the Purchaser all the interest which was or is now capable of passing in the property and in the legal incidents thereof.
7. THAT the seller shall hand over possession and ownership of the property and all other documents in respect of the immediately after the Purchaser has completed the payment of a purchase price when the title deed is signed by the purchaser at the Commissioner of Land.
8. THAT, once the transfer of ownership failed to go through to the purchaser, the seller will refund the full amount to the purchaser and the seller will take the full ownership of his land.
9. THAT, The Purchaser shall bear the registration cost and seller will assist to follow up the title deed to the Commissioner of Land.

IN WITNESSES WHEREOF the parties have executed these present in the manner hereinafter appearing.

SIGNED by the PURCHASER

UNION MEAT ABATTOIRS LIMITED who is
Known to me personally/identified to me by

Name: MARIAM NGITHANI

Signature: *Mariam Ngithani*



The latter being known to me personally
This day of, 2023.

BEFORE ME:

NAME: SHACOM SAMWEL MSAKI

SIGNATURE: *Shalom Samwel MSAKI*

POSTAL ADDRESS: 8633 DAR ES SALAAM

QUALIFICATION: COMMISSIONER FOR OATHS



PURCHASER'S WITNESS



NAME KASILE MAKUYE NKONDSINEMA
SIGNATURE Kmakuye
QUALIFICATION _____
Postal Address: 77354 DARES-SALAAM



SIGNED by the SELLER

ATHUMAN OMARY SAID who is

Name: ATHUMAN OMARY SAID

Known to me personally/identified to me by

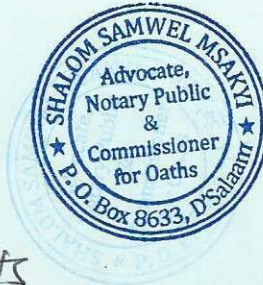
Signature: [Handwritten Signature]

The latter being known to me personally

This day of, 2023.

BEFORE ME:

NAME: SHALOM SAMWEL MSAKI
SIGNATURE: [Handwritten Signature]
POSTAL ADDRESS: 8633
DAR ES SALAAM
QUALIFICATION: COMMISSIONER FOR OATHS



SELLER'S WITNESS

NAME KIMOJA MOHAMED SEGAFINA
SIGNATURE [Handwritten Signature]
QUALIFICATION _____
Postal Address: 5kp 30298

