

LAND SALE AGREEMENT

BETWEEN

MEREY ALLY AWADHI

AND

SANSHAN TANZANIA NEW ENERGY COMPANY LIMITED

Eagle Law Chambers Advocates,
Off Mwai Kibaki Road Mikocheni A
Adjacent to Mayfair Plaza
Plot No. 1 Mikocheni
P.O. Box 1999,
DAR ES SALAAM
TANZANIA.



LAND SALE AGREEMENT

THIS SALE AGREEMENT is made on this.....2nd.....day of.....12....., 2018

BETWEEN

MEREY ALLY AWADHI of P. O. Box 5999, Dar es Salaam, (Herein after referred as the "seller"! which term where the context so admits, includes her successors in title) of the other part:

AND

SANSHAN TANZANIA NEW ENERGY COMPANY LTD of P.O.Box15710 Dar es salaam (hereinafter referred as the "purchaser" which term where the context so admits, includes his successors in title) of the other part:

WHEREAS:

The seller is the lawful and official owner of the piece of land measuring two (2) acres located at Dundani Village within Mkuranga Region

WHEREAS:

That the "Seller" is the lawful and beneficial owner of the undersigned piece of land measuring two acres

That the Seller is desirous and had agreed with the Buyer for sale of the said piece of land

That both the "Seller" and the Purchaser have conducted negotiations on the sell/purchase of the piece of land and are agreeable to the terms herein that:

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-


1. That the Seller hereby agrees to sale and the Buyer hereby agrees to buy the above piece of land at a consideration of USD 10,000.00 (Ten Thousand USD only)
2. That the purchaser agrees to pay USD 2000 as down payment for the land and the remaining balance of USD 8000 will be payable to the Owner after completion of the surveying processes to the area and handing over the title deed to the purchaser.
3. That the Purchaser will bear all other consequential costs, at his own expenses to bear and discharge all charges in the transfer process.
4. That the Seller guarantees that the land is free from all encumbrances whatsoever and further that its inscription is believed and shall be deemed to be correct as disclosed.




5. The purchaser undertakes to pay at his costs the transfer of title from the seller's name into his own name.
6. That on receiving the down payment Price as agreed herein, the seller shall immediately hand over to the purchaser all the documents which relate exclusively to the piece of land.
7. This agreement shall be governed by laws of contract of the United Republic of Tanzania and any matter arising out of this agreement shall be referred to the court of competent jurisdiction.

IN WITNESS WHEREOF the parties herein have duly executed these presents in the manner and on the day and the year hereinafter appearing.

SIGNED and DELIVERED at Dar es Salaam by the said MEREY ALLY AWADHI who is known to me personally/identified to me by.....
 who is known to me personally in my presence this 21 day of December, 2018

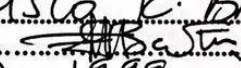

 SELLER

Before Me:
 Name: FRANCISCO K. BANTU
 Signature: 
 Postal Address: B.O. 1999 DSM
 Qualification: Commissioner for Oaths



SIGNED and DELIVERED at Dar es Salaam by the said Ali Xiangang
 for and on behalf of SANSHAN TANZANIA NEW ENERGY COMPANY LTD known to me personally/introduced to me by..... the latter being known to me personally in my presence this 21st day of 12, 2018


 PURCHASER

Before Me:
 Name: FRANCISCO K. BANTU
 Signature: 
 Postal Address: B.O. 1999 DSM
 Qualification: Commissioner for Oaths



We (Sanshan CT) New Energy Co. Ltd) pay \$3,000/= USD three thousand only as the part of total amount. 01/02/2019 total we paid \$5,000/= balance \$5,000/=







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 day of December, 2018

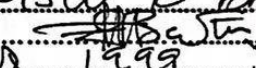

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 Name: FRANCISCO K. BANTU
 Signature: 
 Postal Address: B.O. 1999 DSM
 Qualification: Commissioner for Oaths



We (Sanshan (T) New Energy Co. Ltd) pay \$3,000/= USD three thousand only as the part of total amount. 01/02/2019 total we paid \$5,000/= balance \$5,000/=







JAMHURI YA MUUNGANO WA TANZANIA
KITAMBULISHO CHA TAIFA
THE UNITED REPUBLIC OF TANZANIA
CITIZEN IDENTITY CARD



19940207-14111-00002-26

JINA LA KWANZA : AHMED
First Name

MAJINA YA KATI : ABESEY
Middle Name

JINA LA MWISHO : SALEM
Last Name

JINSI : BA
Sex

MWISHO WA MATUMIZI : 27 AUG 2024
Expiry Date



LAND SALE AGREEMENT

BETWEEN

MEREY ALLY AWADHI

AND

15/2/2019

SANSHAN TANZANIA NEW ENERGY COMPANY LIMITED

I Ahmed Meres, son of Merrey Ally Awadh have agreed and received \$10,000 from Sanshan Tanzania new energy company LTD for the Land of Plot No.1 Block.K at Dundani Mkuranga District. I have recieved fully Payment.

Eagle Law Chambers Advocates,
Off Mwai Kibaki Road Mikocheni A
Adjacent to Mayfair Plaza
Plot No. 1 Mikocheni
P.O. Box 1999,
DARES SALAAM
TANZANIA.



(Handwritten signatures)

JAMUHURI YA MUUNGANO WA TANZANIA
HALMASHAURI YA SERIKALI YA KIJIKI CHA DUNDANI
HATI YA KUUZIANA NA PW.KI TAREHE.....



Mimi ALLY ABDALLAH MOHAMEDI.....nikiwa/tukiwa na akili

timamu Nnimemuuzia/tumemuuzia

Ndugu MEREY ALLY AWADH

Kwa dhamani ya

Tsh MILLIONI KUMI (10,000,000/=) shilling.....



Ndani yake kuna mazao yafuatayo:-

Mbele ya Mwenyekiti wa Kitongoji

Cha DUNDANI

Fedha zimelipwa zote Tshs. 10,000,000/=.....Bado anadaiwa.....

MIPAKA. JUMLA 13,200 Sqm.

Kaskazini

Kusini.....

Mashariki.....

Magharibi.....

Saini ya Muuzaji Ndugu.....

Saini ya Mnunuzi Ndugu.....

Saini ya Shahidi wa Muuzaji ndugu.....

Saini ya Shahidi wa Mnunuzi ndugu.....

Mwenyekiti wa Kitongoji ndugu.....

Afisa Mtendaji wa muhuri.....

ALLY ABDALLAH MOHAMEDI

MEREY ALLY AWADH

MBARAK SALIM

MOHAMED S. NGOPA

ALLY S. MAKUNDU

MWENYEKITI /KITONGOJI
KWA KIBUGURU DUNDANI

