

SALE AGREEMENT

THIS AGREEMENT is made this.....²⁰..... day of.....⁵⁶..... 20²²..

BETWEEN

ALPHA INFINITY a Tanzanian registered business with TIN Number 142-002-485 (hereinafter referred to as the **Vendor**) of the one part

AND

UNIVERSAL AFROASIA TRADING LIMITED, a limited liability company incorporated under the laws of the United Republic of Tanzania with Incorporation Number 154565302 with the address of Plot No. 153 Haille Sellasie Road, Oysterbay, Dar es Salaam, Tanzania (hereinafter referred to as the **PURCHASER**) of the other part.

WHEREAS, **ALPHA INFINITY** is the owner of 5 acres of piece of land and all the property comprised in Fukayosi-Mjini, Fukayosi, Bagamoyo, Pwani, Tanzania as as per the coordinates and description attached in Schedule 1 (Hereinafter referred to as the property).

AND WHEREAS the Vendor is desirous of selling and the Purchaser is desirous of buying the said property at a consideration of **United States Dollars Fourty- Four Thousand (USD 44,000. 00) only** (hereinafter referred to as "**the Purchase Price**").

NOW THIS AGREEMENT WITNESSTH as follows:

1. The Vendor sells and the purchaser buys the said property subject to covenants herein contained.
2. That **United States Dollars Fourty-Four Thousand (USD 44,000.00) only** shall be paid upon execution of this agreement. The Purchase price shall be through a bank transfer to the following account:-

ACCOUNT NAME: ALPHA INFINITY
ACCOUNT NUMBER: 0150552464900
BANK ACCOUNT: CRDB BANK PLC
SWIFT CODE: CORUTZTZ

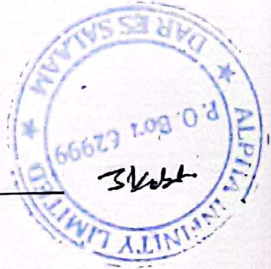
3. That the Vendor shall furnish the Purchaser with all documents evidencing ownership to the property and shall clear any bush, shrubs or undergrowth in the Property.
4. That upon the Purchaser transferring the said sum to the Vendor, the Purchaser shall acquire ownership thereof and neither the Vendor nor its successors and/or agents shall have any interest or rights whatsoever over the same.
5. Save as aforementioned the property is sold free from mortgage or any encumbrance whatsoever and in any case should the purchaser be called to pay and/or discharge any liability owing to the property as at the date of signature hereof, then and on that event, the Vendor will immediately indemnify the Purchaser.
6. No failure or delay on the part of either party in the exercise of any right hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of such right preclude any other or further exercise thereof or of any other right. All rights and remedies under this agreement are cumulative to, and not exclusive of any rights or remedies otherwise available.
7. The parties hereto agree that they shall simultaneously, upon signatures hereof, execute a deed of transfer for conveyance of the property (the subject of this agreement) by the Vendor to the purchaser and shall use their best endeavour to seek and obtain the consent of this disposition from the relevant authorities.
8. The Purchaser shall bear all governmental taxes payable under this agreement and all charges for preparation of necessary legal documents pertaining to the sale agreement and transfer of the property herein sold to his own name.

9. Upon execution of this Agreement, the Vendor shall grant the Purchaser an irrevocable Power of Attorney in relation to the Property. The Power of Attorney shall grant the Purchaser all the legal rights and powers, including signing of all documents and papers and do all such other things as may be necessary to acquire title for my above-named property.
10. All alterations and amendments to this agreement shall be valid only if they are made in written form and dully signed by both parties.
11. All rates, rents and outgoings which accrued to the property before the date of handing over vacant possession to the purchaser shall be borne by the Vendor, and all rates, rents and outgoings accruing to the property thereafter shall be borne by the purchaser.
12. The agreement shall be governed by the laws of the United Republic of Tanzania.

IN WITNESS WHEREOF the parties herein above have set their respective hands hereinto in the manner and on the date hereinafter appearing.

SEALED and DELIVERED at DAR ES SALAAM
 by the said ALPHA INFINITY
 who is known to me personally/identified to me by
 the latter being known to
 me personally in my presence this day
 of 20.....

J. Kabete
 Vendor



Name: JOEL KARETE
 Signature: *J. Kabete*
 Postal Address: P.O. BOX 62999
 Qualification: MANAGING DIRECTOR

SEALED with the COMMON SEAL of the
said UNIVERSAL AFROASIA TRADING LIMITED
at DAR ES SALAAM this ...20... day
of ...06... 2022



Name:

Signature: 


Postal Address: -

Qualification: ...DIRECTOR.....

Radson Kalobuh


+255767266984

19830909 14113 00004 21

RAPHAEEL DAVID GYUNAH


+ 255 620750183

19840125-231180000-229

SCHEDULE 1
PROPERTY DESCRIPTION.

PRELIMINARY SURVEY OF LAND LOT AT FUKAYOSI BAGAMOYO DISTRICT, COAST REGION

Coordinates List (Boundary Points)			
Point #	Northing [M]	Easting [M]	Station
1	9292235.328	462458.231	BC1
2	9292509.897	462608.772	BC2
3	9292456.378	462573.711	BC3
4	9292198.302	462510.434	BC4



62400

462600



Legend:	
—	Plot Boundary
○	Boundary Point
---	Road

Surveyed by: Matanga Eunyo
 Drawn by: Matanga Eunyo
 Drawing Scale: 1:2,000
 Drawing Units: Meters

Coordinates System : Arc 1960 / UTM-Zone 37S