

AGREEMENT FOR SALE

BETWEEN

VIVIAN MARTIN KAMBONA

AND

NESOIL CO. LIMITED

PARTICULARS OF THE PLOT

A PLOT NO.155, BLOCK "AA" WITH 3707SQM
SITUATED AT MBUYUNI AREA IN DODOMA CITY.

PREPARED BY:
GEOFREY A. MLAGALA,
ADVOCATE,
S.L.P.963
DODOMA .

THE REGISTRATION OF DOCUMENTS ACT, CAP. 117

AGREEMENT FOR SALE

MADE THIS 6TH DAY OF APRIL, 2024

VIVIAN MARTIN KAMBONA, of 0764158976 (hereinafter referred to as "the vendor", which expression shall, where the context so admits, include her assigns, heirs and legal personal representatives) of the one part.

And

NESOIL CO. LIMITED, of 0765985555 Dodoma (hereinafter referred to as "the purchaser", which expression shall, where the context so admits, include his assigns, heirs and legal personal representatives) of the other part.

WHEREAS the vendor is the owner of a surveyed piece of land with PLOT NO.155, BLOCK "AA", with 3707sqm, MBUYUNI in DODOMA City, Dodoma Region, together with all the improvements and other property thereon (hereinafter referred to as "the property").

AND WHEREAS the vendor is desirous and willing to sell to the purchaser and the purchaser is desirous and willing to buy from the vendor the property for a consideration of Tanzanian Shillings Sixty Million (T.Shs. 60,000,000/=) on the conditions hereinafter expressed or implied.

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows: -

1. The vendor will sell and the purchaser will buy the property for a consideration of the purchase price, subject always to the terms and conditions expressed or implied by this Agreement, but otherwise free from any encumbrances whatsoever.
2. The purchaser shall pay the said Tanzanian Shillings Sixty Million (Tshs. 60,000,000/=) to the vendor being the consideration for the property (which said sum is hereinafter called "the purchase price") immediately after the execution of this agreement by the parties hereto under the following arrangements.
 - i) On the 6th day of April 2024, the purchaser shall start paying Tanzanian Shillings Thirty Million (Tshs. 30,000,000/=) to the vendor through depositing in CRDB Bank Account's No.

0152659678400 under the name VIVIAN MARTIN KAMBONA And;

- ii) After 1 week, the purchaser shall complete paying another Tanzanian Shillings Thirty Million (Tshs. 30,000,000/=) after confirmation with Dodoma city council.
3. The vendor shall only deliver to the purchaser vacant possession of the property immediately after the execution of this agreement by the parties hereto including confirmation with Dodoma city council and the said Purchaser pays the remaining Tanzanian Shillings Thirty Million (Tshs. 30,000,000/=) to the vendor being the consideration for the property (which said sum is hereinafter called "the purchase price").
4. The vendor shall hand over to the purchaser all original documents relating to the property if any, immediately after receipt of the purchase price.
5. The vendor represents that she has a sound title over the property and that she is in every respect whatsoever entitled to dispose of the property to the purchaser.
6. The Purchaser promises that without any encumbrances, he shall pay all the said Tanzanian Shillings Sixty Million (Tshs. 60,000,000/=) to the vendor being the consideration for the property (which said sum is hereinafter called "the purchase price") immediately after the Vendor legally transfers to him the title of the said Plot.
7. The purchaser of this Plot intends to utilize this plot for building a warehouse and conducting commercial purposes. Henceforth, if the nature of this Plot cannot be changed to purposes, the purchaser has a right to terminate the Agreement and the vendor shall reimburse the purchaser all the money paid.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement in the manner and on the day of the year hereinafter appearing.

SIGNED and DELIVERED at Dar es Salaam }
by the said VIVIAN MARTIN KAMBONA }
who is known to me personally in my presence }
this 6th day of April, 2024. }


.....
VENDOR

Name of Witness: Geoffrey Mlagala
Signature: [Signature]
Address: 0754892343
Qualification: Advocate

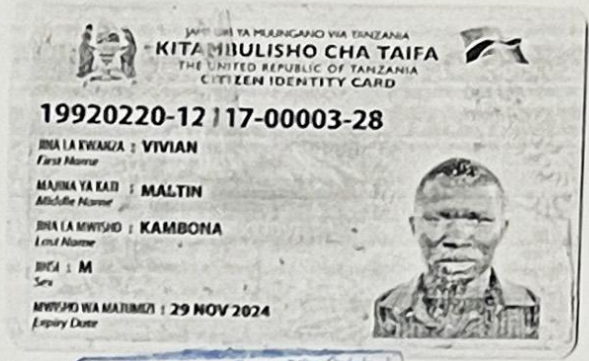


SIGNED and DELIVERED at DODOMA by)
JIA XIAOYUN who was identified to me)
by INNOCENT TEMU the latter being known)
to me personally in my presence this 6th day of)
April, 2024.)

[Signature]
PURCHASER

Name of Witness: Geoffrey Mlagala
Signature: [Signature]
Address: 0754892343
Qualification: Advocate



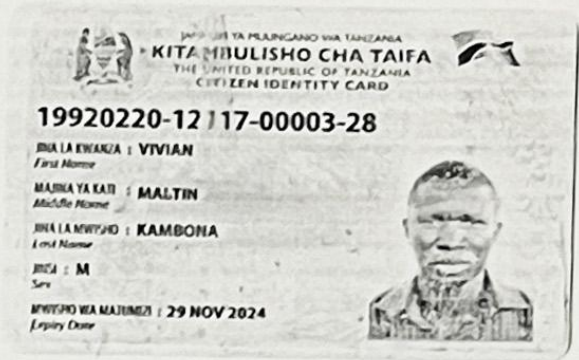


Certified as a true Copy of the Original
Geoffrey Mlagala 6/4/2024
GEOFFREY MLAGALA
Advocate Notary Public & Commissioner
For Oaths

I, VIVIAN MALTIN KAMBONA, I confirm that I have received Tsh. 30,000,000/= (Tanzanian shiling thirty million for NESOIL Co. LIMITED for buying my plot no. 155, Block "AA" with 3707sqm today on the 6th day of April 2024.



Geoffrey Mlagala
6/4/2024.



I, Vivian Martin Kamboha, confirm that I have received the remaining TSh. 30,000,000/- (Tanzanian shillings Thirty Million from NESOIL Co. Limited for buying my plot No. 155, Block "AA" with 3707sqm today on the 8th day of April 2024. Henceforth due to the payment above, I admit that, the said NESOIL Co. Limited has completed paying me all TSh. 60,000,000/- (Tanzanian shillings sixty million) today on the 8th day of April 2024.



[Signature]
8/4/2024.