

**LAND SALE AGREEMENT IN RESPECT OF PLOT NO. 30  
BLOCK 'R' LOCATED AT MKONZE SOUTH WITHIN DODOMA  
CITY COUNCIL TITLE NO. 72018 DLR/L. O N.O 1154361 ISSUED  
ON 02<sup>ND</sup> FEBRUARY, 2024.**

**BETWEEN**

**ALPHA ANTARES LIMITED**

**AND**

**FAHMIDA ISMAIL DAWOOD**

**DRAWN BY  
CHARLES MABULA CHARLES (ADVOCATES)  
SEVENTH & CO. ADVOCATES,  
PLOT NO.22 BLOCK "L" HOUSE NO.5  
6<sup>TH</sup> ROAD, MJI MPYA STREET-OPPOSITE MAMBO POA  
COMMUNITY CENTRE.  
P.O.BOX 542  
DODOMA**

*Charles Mabula Charles*  
*2nd February 2024*



**LAND SALE AGREEMENT IN RESPECT OF PLOT NO. 30 BLOCK 'R'  
LOCATED AT MKONZE SOUTH WITHIN DODOMA CITY COUNCIL  
TITLE NO. 72018 DLR/L. O N.O 1154361 ISSUED ON 02<sup>ND</sup>FEBRUARY  
2024.**

This agreement is made this 2<sup>nd</sup> Day  
of February 2024

**BETWEEN**

**FAHMIDA ISMAIL DAWOOD**, with P. o Box 259 Dodoma, Tanzania  
(hereinafter referred to as "**The Vendor**") which expression shall, where  
the context so admits includes the persons deriving title under his/her  
personal representative(s) of the one part.

**AND**

**ALPHA ANTARES LIMITED**, with P.O Box Dar es salaam-Tanzania  
(hereinafter referred to as "**The Purchaser**") which expression shall,  
where the context so admits includes the persons deriving title under  
his/her personal representative(s) of the other part.

**WHEREAS:**

**A.** The **Vendor** is the registered owner of a landed property described  
as **PLOT NO.30, BLOCK "R"**, located at **MKONZE SOUTH** within  
Dodoma City Council (hereinafter referred to as "the property").

**AND**

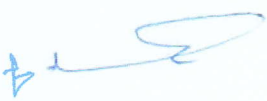
**B. AND WHEREAS** the **Vendor** is desirous of selling the said Property  
to the **Purchaser** and the **PURCHASER** is desirous of buying the  
same.

**NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS  
HEREBY AGREED AS FOLLOWS: -**

1. **THAT**, the **VENDOR** shall sell and the **PURCHASER** shall purchase  
the property at a Consideration of **Tanzania shillings sixty Million  
only (Tshs, 60,000,000/=)** hereinafter referred to as the '**Purchasing  
price**' thereof.
2. **THAT**, the payment of the said property will be made into **at once**.
3. **THAT**, the payment will be effected/made as mentioned hereunder:
  - (a) **On 1<sup>st</sup> March 2024**, the purchaser will pay Tanzania  
Shillings **Sixty Million Only (Tsh,60,000,000/=)**  
being the agreed amount and will be made through  
Vendor's **NMB Bank Account** as stipulated herein  
above.

4. **THAT**, The **Vendor** shall before vacating the premises finish the building of the Go-down, that is constructed on site together with the wall fence, ground leveling, the office at the site and completing the painting then deliver vacant possession of the property without fail on date of final payment of the purchasing price and shall handover the premises to the **Purchaser** in good faith and intact, without destroying anything thereto.
5. **THAT**, In the event that this agreement shall be nullified for reasons that the **Vendor** did not have proper title or a right over the said property, the parties shall revert to their original positions, and monies advanced or paid by the **Purchaser** shall be returned to the **Purchaser** by the **Vendor**, the repayment mode of which shall be agreed upon by the parties in a separate agreement.
6. **THAT**, The **Purchaser** shall not be liable to pay land rent, property tax or any other out going on the said property if any in respect of the period subsequent to the transfer of the property. Whatever due but unpaid out goings shall be deducted from the Purchase Price so as to facilitate a smooth transfer process. These shall include but not limited to fees for preparation of Ground Lease, Registration, and survey, stamp duty on original, duplicate and Triplicate, Deed Plans, Land Charges and Premiums.
7. **THAT**, Upon the completion of the said consideration which is sixty Millions Tanzania Shillings Only (60,000,000)/- by the Purchaser the **Vendor** shall have an obligation to assist the **Purchaser** to obtain a legal title of the property and the **Purchaser** shall pay all the necessary costs needed and incurred in the process including the Capital Gain Tax.
8. **THAT**, in a case of dispute or any conflicts arises between purchaser and vendor, parties shall resolve amicably and in case they fail to resolve the matter any party aggrieved shall refer the matter to the appropriate forum of the law.
9. This Agreement is governed by the Laws of United Republic of Tanzania.

**IN WITNESS WHEREOF** the parties hereto have duly executed these presents on the days and in the manner herein after appearing



**SIGNED and DELIVERED at Dodoma**  
by the said **FÄHMIDA ISMAIL DAWOOO**  
Who is introduced to me by the said

*[Handwritten signature]*  
.....

**VENDOR**

Who is known to me personally in my presence  
This ..... Day of *2nd february*, 2024.

**BEFORE ME:**

**SIGNATURE:** *[Handwritten signature]*  
.....

**NAME: CHARLES MABULA CHARLES**

**ADDRESS; P.O BOX 542**  
**DODOMA**

**QUALIFICATION: ADVOCATE**



**SEALED with the Common Seal of the said**  
**ALPHA ANTARES LIMITED** and signed by  
**NAGENDRA SINGH BHANDORIYA** in his Capacity  
as **DIRECTOR** this *2nd* Day of *february*, 2024.

*[Handwritten signature]*  
.....  
**PURCHASER**

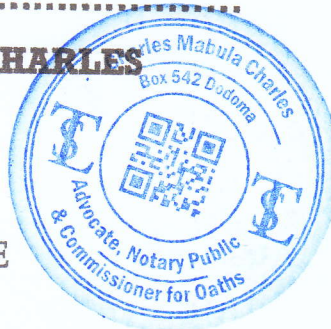
**BEFORE ME:**

**SIGNATURE:** *[Handwritten signature]*  
.....

**NAME: CHARLES MABULA CHARLES**

**ADDRESS; P.O BOX 542**  
**DODOMA**

**QUALIFICATION: ADVOCATE**



*[Handwritten signature]*