

**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 02ND 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

6TH ROAD, MJI MPYA STREET-OPPOSITE MAMBO POA

COMMUNITY CENTRE.

P.O.BOX 542

DODOMA



Charles Mabula Charles
2nd February 2024

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**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 02NDFEBRUARY
2024.**

This agreement is made this 2nd 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 1st 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 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 seventy Millions Tanzania Shillings Only (70,000,000)/- 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 **FAHMIDA ISMAIL DAWOOO**
Who is introduced to me by the said

VENDOR

Who is known to me personally in my presence
This^{2nd}.....Day of^{February}....., 2024.

BEFORE ME:

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.

PURCHASER

BEFORE ME:

SIGNATURE:.....

NAME: CHARLES MABULA CHARLES

ADDRESS; P.O BOX 542

DODOMA

QUALIFICATION: ADVOCATE

