

SALE AGREEMENT

This agreement is made this 17th day of December 2022

BETWEEN

TUMPAHI YOUNGSON SHALUNGANA OF P.O. BOX
136 PANGANI - TANGA, here in referred
as VENDOR

AND

ABOVD JABIR KARAMA OF P.O. BOX 31121 on
Behalf of CARE INTERNATIONAL CONSULTANCY
LIMITED, DAR-ES-SALAAM
here in referred as PURCHASER

WHEREAS

A: The Vendor is a lawful owner of the Farm Number..... with Certificate of Title No. 935336 situated at CHOBA VILLAGE in Pangani District within Tanga Region. (Herein referred as Property)

B: The Vendor has desired and agreed with the Purchaser for the sale of portion of five acres of the said property approximately square meter 20234

C: Both the Vendor and Purchaser have conducted negotiations and are agreeable on the following terms: -

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS: -

1. That the Vendor hereby sells and Purchaser hereby buys the portion of the five acres from the property described above at a price of **Twenty-five Million only 25,000,000/=** to be paid in lump sum upon execution of this agreement

2. The description of the five acres sold to the Purchaser herein are: -

- 2.1 East..... ROAD (PANGAN-TANGA ROAD).....
- 2.2 West..... TUMANI YOUNGSON SHALUNGANA.....
- 2.3 North..... TUMANI YOUNGSON SHALUNGANA.....
- 2.4 South..... TUMANI YOUNGSON SHALUNGANA.....

3. The payment should be furnished by the Purchaser into Vendor Bank Account by the name and Number as shown hereunder: -

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4. That the Vendor Guarantees that the property sold too the Purchaser is free from all encumbrances whatsoever and further that its description is believed and shall be deemed to be correct as disclosed or as apparent on inspection or search by each of them. Furthermore, the vendor guarantees that there is no any person who claims to have an interest against the said property whatsoever.

5. That the vendor agrees and undertakes at her own expenses to bear and discharge all outstanding /existing rent, rates, taxes service charges and other charges levied on the property accrued before execution of this agreement.

6. The Purchaser undertakes to process at his/her own costs the application of tittle into his/her name and on payment of all requisite fees to the relevant authorities.

7. That the Vendor undertakes to furnish to the Purchaser with all documents proving her ownership and receipts indicating that all those charges taxes, rents and rates mention in paragraph 5 above have been dully paid to the relevant authorities up to the date of the sale.

8. That on receiving the purchase price as agreed herein, the Vendor shall immediately hand over to the purchaser all the documents which shall relate exclusively to the property.

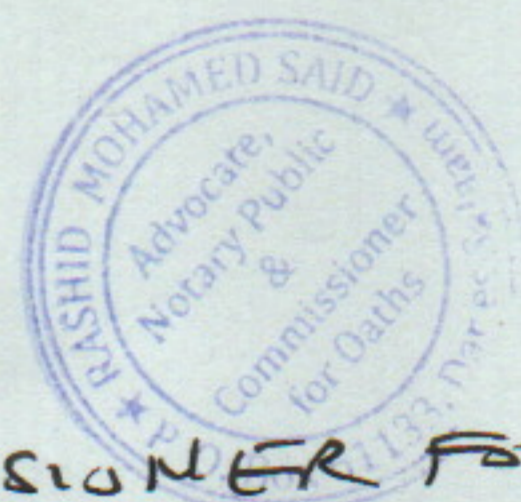
IN WITNESS WHEREOF, Parties have duly executed these presents in the manner and on the day and the year herein after appearing.

FOR THE VENDOR

SIGN..... *Tumaini Youngson Shalungann*
NAME..... TUMAINI YOUNGSON SHALUNGANN
OCCUPATION.....
DATE..... 17/12/2022

BEFORE ME

SIGN..... *Rashid Mohamed Said*
NAME..... RASHID MOHAMED SAID
OCCUPATION..... NOTARY PUBLIC & COMMISSIONER FOR OATHS



FOR THE PURCHASER

SIGN..... *Aboud Jabir Karama*
NAME..... ABOUD JABIR KARAMA
OCCUPATION..... ENGINEER

BEFORE ME

SIGN..... *Rashid Mohamed Said*
NAME..... RASHID MOHAMED SAID
OCCUPATION..... NOTARY PUBLIC & COMMISSIONER FOR OATHS.

