

# SALE AGREEMENT

THIS SALE AGREEMENT IS MADE THIS <sup>16<sup>th</sup></sup>..... DAY OF <sup>Feb</sup>.....2024

BY

CAPISURE FINANCIAL SERVICES TANZANIA LIMITED

AND

BAOBAB INVESTMENT COMPANY LIMITED

*Drawn by:*  
*Optima Law Chambers*  
*Mikocheni B, House No. 44*  
*P. O. Box 33969*  
*Dar es salaam.*



1 Page  
E.N.C  
*[Handwritten signatures]*

SALE AGREEMENT

This Agreement is made in this..... 16th day..... February 2024.

BETWEEN

CAPISURE FINANCIAL SERVICES TANZANIA LIMITED (Hereinafter referred to as "the Vendor") of P.O. Box 33324 Dar es Salaam, who shall unless the context states otherwise, including his heirs, assignees, and successors in title, on one part;

AND

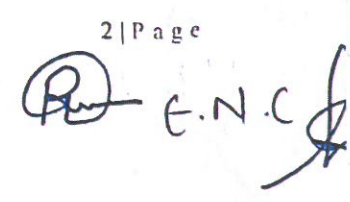
BAOBAB INVESTMENT COMPANY LIMITED (Hereinafter referred to as "the purchaser") of P.O. Box 4490 Dar es Salaam, who shall unless the context states otherwise, including his heirs, assignees, and successors in title, on another part.

**WHEREAS:**

- A: The Vendor is the lawful and beneficial owner of all that piece or parcel of land known as Plot No.166 Block 'A' situated at Zegereni in Kibaha Township, under the certificate of Title No. 156657MG in Land Office No.520314 i.n.o Capisure Financial Services Tanzania Limited (hereinafter referred to as the property);
- B: The Vendor has desired and agreed with the purchaser for the sale of the whole of the property and all other unexhausted improvements thereon.
- C: The vendor is desirous of selling and the purchaser is desirous of buying such property and
- D: The Purchaser has agreed to purchase the same at a CONSIDERATION of United States Dollars Fourteen Thousands Only ( USD 14,000.00/=)




**NOW THIS AGREEMENT WITNESS THAT:-**

A blue notary seal for Richard Eusebio, Notary Public & Commissioner for Oaths. The seal includes a QR code and a signature. The text is partially mirrored.

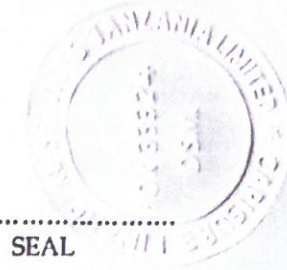
2 | Page  
A handwritten signature in blue ink, appearing to be "E.N.C." with a flourish.

1. That in consideration of United States Dollars Fourteen Thousands only(USD 14,000.00/=) payable in full by the purchaser to the vendor, the vendor hereby sale to the purchaser the said property free from any encumbrances whatsoever.
2. That by execution of this agreement the vendor acknowledge receiving of United States Dollars Fourteen Thousands only (USD 14,000.00/=) on.....February, 2024 that will be deposited by the purchaser to the bank Account NO. IT74A0569603230VARUS0003406 BANCA POPOLARE DI SONDRIO in the name of RAYMOND SIMBARASHE MUBAYIWA, the bank account which provided by vendor through board resolution dated 15<sup>th</sup> February, 2024.
3. That the Vendor guarantees that the property sold to the purchaser is free from all encumbrances whatsoever and further that its description is said and shall be deemed to be correct as disclosed or as apparent on inspection or search by each of them. Furthermore, the vendor knows no overriding interests regarding the property.
4. That the vendor agrees and undertakes at its own expenses to bear and discharge all outstanding/ existing land rents of the property.
5. The Vendor agrees to assist the purchaser in effecting the transfer of the property in the name of purchaser his once the full payment has been received. This includes signing relevant lands office documents.
6. The Purchaser shall bear all costs of transfer of the title from the name of the Vendor into the name of the buyer and payment of all requisite fees to the relevant authorities.
7. That upon receiving the full amount of the purchase price as agreed herein, the Vendor shall immediately hand over to the Purchaser all the original documents which relate exclusively to the said land.
8. That once the Purchaser has taken over possession of the property, he will thereafter be liable to pay any future taxes, rents and other charges levied on it.
9. That in case of any dispute which will arise on this sale agreement or as to the former ownership of the sold plot the same will be submitted to the Court of Laws and dealt with by Laws of Tanzania.

**IN WITNESS WHEREOF** parties have duly executed these presents in the manner and on the day and the year hereinafter appearing.

  E.N.C. 

SIGNED and SEALED by the said  
CAPISURE FINANCIAL SERVICES TANZANIA LIMITED  
and DELIVERED in the presence of us  
This ... 16<sup>th</sup> ... day of ... February ... 2024



SEAL

Name: Rashid Salim Haji

Signature: [Handwritten Signature]

Postal Address: P. O Box 33324 Dar-es-salaam

Qualification: Director

Name: Edson Njilca Yaramba Chinheanga

Signature: [Handwritten Signature]

Postal Address: P. O Box 33324 Dar-es-salaam

Qualification: Director

SIGNED and SEALED by of the said  
BAOBAB INVESTMENT COMPANY LIMITED  
and DELIVERED in the presence of us this ... 16<sup>th</sup> ...  
Day of ... 2024

SEAL

Name: NOEL MUNYARAZI ZENWENI

Signature: [Handwritten Signature]

Postal Address: P. O BOX 4490, DAR ES SALAAM

Qualification: DIRECTOR

Name: FARAYI LAMELU ZIWA

Signature: [Handwritten Signature]

Postal Address: P O Box 4490, Dar-es-Salaam

Qualification: DIRECTOR