

**SALES AGREEMENT**

**THIS SALE AGREEMENT** is made this 30<sup>th</sup> day of January 2024.

**BETWEEN**

**MUSTAQUIM MURTAZA DARUGAR, ZULEKHA MUSTAQUIM DARUGAR AND MURTAZA MUSTAQUIM DARUGAR** of P. O. BOX 21431 Dar es salaam -Tanzania (hereinafter referred to as the **Vendors**) which expression shall include and extend to its agents, and assigns of the Title on one part.

**AND**

**TANZINDO PIPES LTD, PLOT NO. 148 HAIE SELAISE RD DAR ES SALAAM** (hereinafter referred to as the **Purchaser**) which expression shall include and extend to its agents, and assigns of the Title on the other part.

**WHEREAS** the Vendors are the lawful Owners of the landed PROPERTY Measuring 14.6 acres described as Plot No. 590, 591, 594 and 595 Block "B", located at MAKURUNGE AREA, BAGAMOYO URBAN AREA, together with structures and improvements thereon (Hereinafter referred to as the "PROPERTY").

**NOW THEREFORE THIS DEED WITNESETH** as follows:

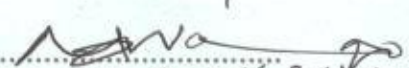
1. That in consideration of the **Tanzanian Shillings** Five eighty four Hundred Million (Tshs 584,000, 000/=) only, the Vendor sell to the Purchaser the Property with details mention herein above together with structures and improvements thereon.
2. That the Vendor shall deliver possession of the property and every documents evidencing ownership of the same to the Purchaser immediately after execution of this agreement.
3. **That**, by executing this Agreement the **VENDORS** acknowledges to have received from **PURCHASER** the sum of Tanzanian Shillings Five eighty four Hundred Million (Tshs 584,000, 000/=) only.
4. That, the purchaser and the vendors have agreed that the payment shall be made in one payment today on 30<sup>th</sup> of January 2024 in the sum of Tanzanian Shillings Five eighty four Hundred Million (Tshs 584,000, 000/=) straight to Account Number **003380953670001** of Amana Bank registered in the name of **MUSTAQUIM MURTAZA DARUGAR**, through Account Number **003301437120001** Amana Bank registered in the name of **ZULEKHA MUSTAQUIM DARUGAR** and other Account Number is **003380953680001** Amana Bank registered in the name of **MURTAZA MUSTAQUIM DARUGAR**.
5. That, it is the responsibility of the Vendors to make sure that the account numbers given in this sale agreement and the bank accounts are correct and active and that the Purchaser is not and will not be responsible whatsoever for any possible losses arising from the status of Vendor's account.
6. That the Vendor hereby warrant that the property is free from lien, mortgage, and any encumbrances whatsoever.
7. That, the **PURCHASER** is free to use that landed property, to sale, mortgage and dispose of whatsoever
8. That *any dispute between the parties in this agreement arising out of the sale property shall be referred to a court of competent jurisdiction whose award shall be binding upon the parties.*

**IN WITNESS WHEREOF** the parties hereto have hereunto put their hands to these presents in the day, year and manner herein below appearing:

**SIGNED and DELIVERED** by the said **MUSTAQUIM MURTAZA DARUGAR** who is personally known to me/identified to me by .....the latter being personally known to me this... 30<sup>th</sup> day of January 2024

  
.....  
**VENDOR**



Witness;  
Signature: ...   
Postal Address: ... P.O. Box 86, Bagamoyo  
Qualification: ... **A.V.P.C.I.E**



SIGNED and DELIVERED by the  
said ZULEKHA MUSTAQUIM DARUGAR  
who is personally known to me/identified  
to me by .....the  
latter being personally known to me  
this.. 30th day of January 2024

  
VENDOR



Witness;  
Signature: .....  
Postal Address: P.O. Box 86 BAGA MOYO  
Qualification: ADVOCATE

SIGNED and DELIVERED by the  
said MURTAZA MUSTAQUIM DARUGAR  
who is personally known to me/identified  
to me by .....the  
latter being personally known to me  
this.. 30th day of January 2024

  
VENDOR



Witness;  
Signature: .....  
Postal Address: P.O. Box 86 BAGA MOYO  
Qualification: ADVOCATE

SEALED with the COMMON SEAL  
Of TANZINDO PIPES LTD  
and DELIVERED in the presence of us  
this..... day of ..... 2024.

.....  
SEAL

Name: SOBRAJ KUMAR PATEL  
Signature: .....  
Qualification: DIRECTOR  
Postal Address: P.O. Box 23250, MAAKKA



Name: ANNAOURAJ KRISHNASAMY  
Signature: .....  
Qualification: DIRECTOR  
Postal Address: P.O. Box 23250, MAAKKA

