

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on the 7th day of January, 2024

BETWEEN

JULIUS GERTON KASYUPA, of Post Office, Box Number, Chunya Mbeya (hereinafter called "The Vendor") of the one part;

AND

PHILIPO AUGUSTINO HAMIMU MULUGO of Post Office, Box Number 1656 Mbeya Tanzania, On Behalf of **AWA-BULLION PRECIOUS REFINERY METAL LIMITED** of Dar es Salaam – Kinondoni Tanzania, (hereinafter called "the Purchaser") of the other part.

WHEREAS the Vendor is the owner of a Land size 4,000 Sqm, Situated at **Mbugani** within Chunya District (herein after referred to as "the Property")

AND WHEREAS the Vendor is desirous of selling the Property and the Purchaser is agreeable to purchase the Property free from any encumbrances whatsoever, in terms and conditions hereinafter appearing.

THAT, the Buyer has purchased the relevant area from the seller, on behalf of the Company called **AWA-BULLION PRECIOUS REFINERY METAL LIMITED**,
P.O.BOX 3634 DAR ES SALAAM - ,
KINONDONI TANZANIA.

NOW THIS AGREEMENT WITNESS as follows: -

1. **IN CONSIDERATION** of the sum of Shillings One hundred and Fifty Millions (Tsh. 150,000,000/=) the Vendor sold the land and Purchaser has bought the property free from any encumbrances whatsoever.
2. That, today on 07/01/2024 the Purchaser has paid full payment amounting to Tanzania Shilling, One hundred and Fifty Millions (150,000,000/-) through bank account number **0152475912200** of CRDB with the name **Kelvin Gerton Kasyupa**.
3. That, the entire Kasyupa family has consented to the payment of the local settlement to be made through **Kelvin Gerton Kasyupa** account, as referred.
4. Simultaneous with the signing hereof the vendor acknowledges the receipt of Shillings One hundred and Fifty Million (TSh.150, 000,000/-) as a Lump sum payment on the agreed Price in the land transaction.
5. That, for this payment of **One hundred and Fifty Millions** only (150,000,000/-) it is also the total costs involved in the transfer ownership of the area in question.

- 6. Simultaneous with the signing all document on the said land are transferred from the Vendor to the Purchaser in the day of signing this Agreement.
- 7. The exercise of transfer of ownership of the said Premises should be done because there is full consent of the Vendor
- 8. This Agreement is subject to the obtaining of all necessary consents, failure whereof the parties shall revert to their original position as per this Agreement. Thus the laws of Tanzania will be used to resolve the conflict that will arise.

AS WITNESS hereof the parties hereto have executed these presents in the manner and days hereinafter appearing.

SIGNED and DELIVERED by the said }
 JULIUS GERTON KASYUPA who is known to }
 Me personally/identified to me by }
 the latter }
 Person being known to me personally on }
 This 07th day of January, 2024 }

J. Kasyupa
 VENDOR
 JULIUS GERTON KASYUPA

SIGNATURE: *[Signature]*
 POSTAL ADDRESS: *242 MBOZI - SONGWE*
 QUALIFICATION: *Advocate*



SIGNED and DELIVERED by the said }
 PHILIPO AUGUSTINO HAMIMU MULUGO }
 On behalf of AWA-BULLION PRECIOUS METAL LIMITED the }
 Purchaser, who is known to me personally }
 Identified to me by }
 The latter person being known to me }
 Personally on this 07th day of January 2024 }

[Signature]
 PURCHASER

PHILIPO AUGUSTINO HAMIMU MULUGO
 On behalf of
 AWA-BULLION PRECIOUS REFINERY
 METAL LIMITED

SIGNATURE: *[Signature]*
 POSTAL ADDRESS: *242 MBOZI - SONGWE*
 QUALIFICATION: *Advocate*

