

SALE AGREEMENT

THIS AGREEMENT is made this 07th day of September, 2023

BETWEEN

MIRETEMU LIMITED, a Limited Liability Company incorporated in Tanzania, having its registered office situate at Kigoma Region, Tanzania of Postal Office Box Number 740 Kigoma Region, (hereinafter referred to as "**Vendor**") of the one part;

AND

KALKEDONIA LIMITED, a Limited Liability Company incorporated in Tanzania having its registered office situate at Kigoma Region of Postal Office Box Number 740 Kigoma Region, Tanzania (hereinafter referred to as "**the Purchaser**") of the other part.

WHEREAS the Vender is the lawful and beneficial owner of unregistered land situated at PASUA Street at Mahembe Ward within the District and Region of Kigoma, containing 3,850 square meters (hereinafter called "**the Property**")

AND WHEREAS the Vender is desirous of selling the property and the purchaser is desirous of purchasing the same from the Vendor.

AND WHEREAS the vendor has agreed to sell the property to the purchaser subject to terms and conditions as appearing herein below.

NOW THEREFORE IT IS AGREED as follows:-

1. **That, IN CONSIDERATION** of payment of the sum of **US DOLLARS TWENTY THREE THOUSAND ONE HUNDRED ONLY (USD 23,100.00)** (hereinafter called "**the Purchase Price**") the Vendor sells the property and the purchase price herein shall be in fact at the execution of this deed and the Vendor acknowledges receipt the purchase price in full thereof by his seal/signature herein.
2. **That**, the vendor give warrant the said property is free from mortgages, lien, pledge or any other encumbrances of any nature whatsoever.

3. **That**, the vendor to the best of his knowledge hereby confirms that:

- (i) there is no dispute in respect of the Property, access to the Property or its boundaries with the owners of any adjoining properties;
- (ii) the Property was not used for any public purpose and has not been set aside for any public purpose or to provide any public utilities;
- (iii) That there is no ground or circumstance known to the Seller, by virtue of which the sale of the Property by the Seller to the Buyer can be revoked or cancelled; and
- (iv) No person has raised any claim or disputed the validity of the grant of the Property to the Seller and/or the right of any person to occupy and develop the Property.

4. **That**, the Purchaser shall undertake the obligations to complete all formalities relating to survey the property and to obtain title deed into his name.

IN WITNESSES WHEREOF the parties have executed these present in the manner hereinafter appearing.

SEALED with a **COMMON SEAL** of the said }
MIRETEMU LIMITED and **DELIVERED** in my }
presence this 8 day of SEPTEMBER 2023. }

SEAL

IN PRESENCE OF:

NAME: RUBEN NIJEMBAZI
SIGNATURE: [Signature]
ADDRESS: QUEBEC 1419 CANADA
QUALIFICATION: COMPANY DIRECTOR

NAME: YOCONIA BIHAGAZE
SIGNATURE: [Signature]
ADDRESS: 740 KIGOMA, TANZANIA
QUALIFICATION: COMPANY DIRECTOR



BEFORE ME: -

NAME: MAJIGO DICKSON MAKONGO

SIGNATURE: [Signature]

POSTAL ADDRESS: 498 KIGOMA

QUALIFICATION: NOTARY PUBLIC



SEALED with a **COMMON SEAL** of the said **KALKEDONIA LIMITED** and **DELIVERED** in my presence this 08 day of SEPTEMBER 2023.



IN PRESENCE OF:

NAME: SIMON GAUVIN LETOURNEAU

SIGNATURE: [Signature]

ADDRESS: QUEBEC 1419 CANADA

QUALIFICATION: COMPANY DIRECTOR



NAME: RUBEN NIJEMBAZI

SIGNATURE: [Signature]

ADDRESS: QUEBEC 1419 CANADA

QUALIFICATION: COMPANY DIRECTOR

BEFORE ME: -

NAME: MAJIGO DICKSON MAKONGO

SIGNATURE: [Signature]

POSTAL ADDRESS: 498 KIGOMA

QUALIFICATION: NOTARY PUBLIC QUALIFICATION

