

**-LAND SALE AGREEMENT-
MKATABA WA MAUZIANO YA SHAMBA**

**MADE BETWEEN;
KATI YA;**

ADAM MOHAMED FUNDI

**AND
Na**

KUNDA STEEL COMPANY LIMITED

**FOR THE SALE OF LANDED PROPERTY (UNSURVEYED) LOCATED AT
MWANAMBAYA VILLAGE, MADODO STREET – MKURANGA DISTRICT,
COASTAL REGION.**

*(Kwa Mauziano ya Shamba (halijapimwa) lililopo Kijiji cha Mwanambaya, Kitongoji cha
Madodo, Wilayani Mkuranga – Pwani)*

DRAWN BY:



Chabruma Street, Ali Hassan Mwinyi Road, JANGID Plaza, 3rd Floor, Room No. 303, P. O. Box
32080, Dar Es Salaam.

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Muunuzi

LAND SALE AGREEMENT

MKATABA WA MAUZIANO YA SHAMBA

(THIS AGREEMENT is made this 26th day of Sept 2023)
(Mkataba huu umefanywa Leo tarehe 26 mwezi Sept 2023)

By and Between;
Baina ya;

1. ADAM MOHAMED FUNDI Mkazi wa Kirungule, Mbagala, Temeke – Dar es Salaam ambaye ni mtu mwenye asili na uraia wa Jamhuri ya Muungano wa Tanzania. (Katika Mkataba huu atajulikana na kutambulika kisheria kama “MUUZAJI”) Kwa upande mmoja;

ADAM MOHAMED FUNDI Resident of Kirungule, Mbagala, Temeke – Dar es Salaam – Dar es Salaam, as natural person of the United Republic of Tanzania (hereinafter called the ‘VENDOR’ which expression shall, where the context requires, include assigns and successors in title) of one part; **And/Na;**

2. KUNDA STEEL COMPANY LIMITED, wa S.L.P 32080, Dar es Salaam wenye makazi yao katika Kiwanja No. 3, Kitalu G, T-Better Industrial Park, Kinondoni – Dar es Salaam, Tanzania. kampuni iliyosajiliwa chini ya sheria za Jamhuri ya Muungano wa Tanzania, pamoja na makao makuu ya ofisi yake yaliyopo katika mkoa wa Dar es salaam, Tanzania (Ambaye katika Mkataba huu atajulikana na kutambulika kisheria kama “MNUNUZI”).

Kunda Steel Company Limited of P.O Box 32080, Dar es Salaam with its physical address located at Plot No. 3, Block No. G, T-Better Industrial Park, Kinondoni – Dar es Salaam, Tanzania. (hereinafter called the ‘PURCHASER’) the company registered under the Laws of the United Republic of Tanzania which expression shall, where the context requires, include assigns and successors in title of the other part.

AMBAPO/ WHEREAS;

- A. Bila shuruti wala vitisho pande zote mbili zimeridhia na kwa masharti ya Mkataba huu kwamba MUUZAJI ana nia thabiti ya kuuza Shamba, na MNUNUZI ana nia thabiti ya kununua shamba hilo.

Without any undue influence or cohesion, both parties have agreed to be bound by the terms of this agreement, that the Vendor intends to sell the said farm and the Purchaser wishes to purchase the said farm

AMBAPO SASA INASHUHUDIWA KUWA/ AND THEREFORE IT IS WITNESSED HEREUNDER:-

Adi

[Signature]

1. **MUUZAJI** ni mmiliki halali wa shamba lililopo kitongoji cha Madodo, kijiji cha Mwanambaya, Halmashauri Mkuranga, Mkoa wa Pwani Lenye ukubwa wa nusu Ekari (1/2) (*Kwenye mkataba huu litatambulika kama shamba*). Akithibitishwa na Serikali ya kijiji cha Mwanambaya kupitia barua ya tarehe, 21/08/2023 iliyoambatanishwa katika mkataba huu na yenyewe kuwa sehemu ya mkataba huu. Vile vile ukubwa huo unathibitishwa na mchoro uliochorwa na afisa ardhi.

The Vendor is the rightful owners of an un-surveyed farm located at Mwanambaya village, Madodo, Mkuranga, Coastal region, with the size of half an acre (in this agreement, shall be referred as the Farm), the owners who have been introduced to be the rightful owners by the letter from village chairman, dated 21st August 2023. which is attached to this agreement. and the sketch for the said farm is attached as well.

2. Mipaka yake ni kama ifuatavyo;

Mashariki: Kumepakana na familia ya akina Twaha Abdallah

Magharibi: Kumepakana na familia ya Hamduni Mohamed

Kaskazini: kimepakana na Juma Mohamed

Kusini: Kumepakana na Hadija Mlawa

The boundaries of the said farm are:

Eastern: sided by Twaha Abdallah

Western: sided by Hamduni Mohamed

Nothern; sided by Juma Abdallah

Southern: sided by Hadija Mlawa

3. **Muuzaji** anakubali kumuuzia shamba hilo **MNUNUZI** kwa bei ya shilingi za kitanzania **Millioni Thelathini tu (TZS 30,000,000/=)** ambapo mnunuzi atalipa kiasi hicho kwa awamu mbili, yaani awamu ya kwanza atalipa kiasi cha shilingi **TZS 20,000,000/=** baada ya kusaini makubaliano haya kwa njia ya bank, na awamu ya pili itakua ni shilling TZS 10,000,000/= itakayo lipwa baada ya siku 30 kutoka tarehe ya kusaini makubaliano haya kwa njia ya bank.

The Vendor hereby agree to sale the said farm at the consideration of Tanzanian shillings Thirty Million only (TZS 30,000,000/=) whereby the Purchaser shall pay the said consideration in two installments, whereby the first installment of TZS 20,000,000/= shall be paid soon after signing this agreement, and the last installment of TZS 10,000,000/= shall be paid after the period of thirty days (30) from the date of signing this agreement, the Vendors agree that the whole purchase amount shall be paid to the Vendor's Account provided hereunder.

3.1 MUUZAJI anaridhia kulipwa kiasi hicho tajwa kwa njia ya bank, na akaunti hiyo ni **20110075037, NMB – KARIAKOO BRANCH**, inayomilikiwa na Muuzaji.

The Vendor agree to be paid the mentioned amount through the bank, and the account number is 20110075037, NMB – KARIAKOO BRANCH, owned by the Vendor.

3.2 Kwamba malipo tajwa yatadhibitika yamelipwa kwa Muuzaji baada ya risiti ya kuweka kiasi hicho cha fedha kuwasilishwa kwa Muuzaji mwenyewe na kuthibitika.

That the mentioned payment will be confirmed as paid to the Vendor after a receipt for depositing that amount has been submitted to the vendor and verified by the vendor.

4. MUUZAJI anaahidi kuwa katika kutekeleza matakwa ya mkataba huu, kuanzia leo na kuendelea **Shamba** hilo na **vilivyomo** vyote ni mali ya **MNUNUZI**. Vilevile Mnunuzi atatakiwa kusafisha shamba hili na kuendelea kutafuta vibali husika mara baada ya kusaini makubaliano haya.

The Vendor hereby warrants on fulfilling the terms of this agreement, that from the date of signing this agreement, the said farm and the belongings within the farm are the properties of the Purchaser. And the Purchaser shall clear the entire sold farm soon after signing this agreement.

5. MUUZAJI anamhakikishia **MNUNUZI** kuwa shamba hilo ni lake na halina madai yoyote wala mgogoro wowote na anaahidi kumlinda na kushughulikia kwa gharama zake

4 | Page Muuzaji

AJ

Mnunuzi

[Signature]

mwenyewe endapo madai yoyote yatajitokeza yakiwa yameanza kabla au baada ya kusaini mkataba huu pamoja na kurudisha kiasi kilicho lipwa na fidia ya usumbufu.

The Vendor hereby Warrants the Purchaser, that the said farm is his own farm, and has no any encumbrances, or any disputes, and shall at all times protect the interest of the Purchaser for any dispute and reimbursing the paid consideration together with interest at commercial rate, after signing this agreement.

6. Kwamba makubaliano haya ni ya kudumu na yatazibana pande zote mbili na hata warithi, ndugu na wawakilishi wao. Na Wauzaji wana mhakikishia mnunuzi kuwa hana Mke wa kuzuia mauziano haya na watoto wameridhia kuuzwa kwa shamba hilo.

Parties hereby agree that this agreement is of eternity and shall bind both parties with their relatives and the heirs. And the Vendor warrant the Purchaser that has no wife to object this sale and children have consented to this sale of the farm.

7. Kwamba pande zote zinaridhia kuwa gharama ya kodi ya Serikali katika makubaliano haya itagharamiwa na Mnunuzi kama itatathminiwa na mamlaka ya mapato Tanzania (TRA).

The parties further agree that the tax charges shall be borne by the Purchaser at the proportion as assessed by TRA officers.

8. Kwamba mkataba huu unalindwa na sheria za Tanzania zinazohusu mikataba pamoja na mabadiliko yake yatakayojitokeza kwa mujibu wa sheria za Tanzania.

That this agreement is pursuant to the laws of the United Republic of Tanzania.

9. Kwamba endapo mgogoro wowote utajitokeza kati ya pande mbili basi mgogoro huo utatatuliwa kwa sheria za nchi zitakazo kuwepo wakati huo.

If any dispute should arise, the parties shall resolve the same amicably. For any non-settlement, the dispute shall be referred to litigation, and the Laws of the united Republic of Tanzania shall apply.

AW


[Handwritten signature]

KWA KUSHUHUDIA pande zote mbili zinaweka sahihi zao Leo tarehe, mwezi na mwaka kama inavyoonekana hapa chini/ "TO ATTEST, both parties are signing their signatures today, on the date, month, and year as shown below:"

SIGNED AND DELIVERED at Dar es Salaam by the said **ADAM MOHAMED FUNDI** who is identified to me to me by Paul R. Mushi the latter being known to me personally this 25th day of Aug 2023


.....
ADAM M. FUNDI

BEFORE ME/MBELE YANGU:

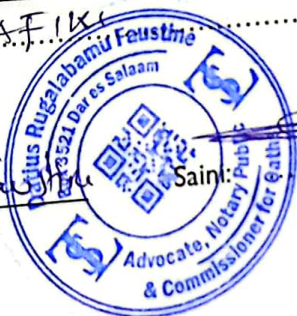

.....
COMMISSIONER FOR OATHS/KAMISHINA WA VIAPO

SHUHUDA/WITNESS;

JINA: MUHARAMI S MOHAMED
SAHIHI Mushi
MAHUSIANO: RA.F.I.K.

MBELE YANGU:

Jina: Darius R. Fundi



Wadhifa:

WAKILI

COMMON SEAL OF KUNDA STEEL COMPANY LIMITED:



Signature: 
Name: HUASHAN YANG
Designation: DIRECTOR

Signature: 
Name: SHAOPENG LING
Designation: DIRECTOR/SECRETARY

**-LAND SALE AGREEMENT-
MKATABA WA MAUZIANO YA SHAMBA**

**MADE BETWEEN;
KATI YA;**

JUMA MOHAMED ABDALLAH

**AND
Na**

KUNDA STEEL COMPANY LIMITED

**FOR THE SALE OF LANDED PROPERTY (UNSURVEYED) LOCATED AT
MWANAMBAYA VILLAGE, MADODO STREET – MKURANGA DISTRICT,
COASTAL REGION.**

*(Kwa Mauziano ya Shamba (halijapimwa) lililopo Kijiji cha Mwanambaya, Kitongoji
cha Madodo, Wilayani Mkuranga – Pwani)*

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LAND SALE AGREEMENT

MKATABA WA MAUZIANO YA SHAMBA

(THIS AGREEMENT is made this 26th day of Sept..... 2023)
(Mkataba huu umefanywa Leo tarehe 26 mwezi 09 2023)

By and Between;
Baina ya;

1. JUMA MOHAMED ABDALLAH Mkazi wa Bangulo, Pugu, Ilala – Dar es Salaam ambaye ni mtu mwenye asili na uraia wa Jamhuri ya Muungano wa Tanzania. (Katika Mkataba huu atajulikana na kutambulika kisheria kama “MUUZAJI”) Kwa upande mmoja;

JUMA MOHAMED ABDALLAH Resident of Bangulo, Pugu, Ilala – Dar es Salaam – Dar es Salaam, as natural person of the United Republic of Tanzania (hereinafter called the ‘VENDOR’ which expression shall, where the context requires, include assigns and successors in title) of one part; And/Na;

2. KUNDA STEEL COMPANY LIMITED, wa S.L.P 32080, Dar es Salaam wenye makazi yao katika Kiwanja No. 3, Kitalu G, T-Better Industrial Park, Kinondoni – Dar es Salaam, Tanzania. kampuni iliyosajiliwa chini ya sheria za Jamhuri ya Muungano wa Tanzania, pamoja na makao makuu ya ofisi yake yaliyopo katika mkoa wa Dar es salaam, Tanzania (Ambaye katika Mkataba huu atajulikana na kutambulika kisheria kama “MNUNUZI”).

Kunda Steel Company Limited of P.O Box 32080, Dar es Salaam with its physical address located at Plot No. 3, Block No. G, T-Better Industrial Park, Kinondoni – Dar es Salaam, Tanzania. (hereinafter called the ‘PURCHASER’) the company registered under the Laws of the United Republic of Tanzania which expression shall, where the context requires, include assigns and successors in title of the other part;

AMBAPO/ WHEREAS;

- A. Bila shuruti wala vitisho pande zote mbili zimeridhia na kwa masharti ya Mkataba huu kwamba MUUZAJI ana nia thabiti ya kuuza Shamba, na MNUNUZI ana nia thabiti ya kununua shamba hilo.





Without any undue influence or cohesion, both parties have agreed to be bound by the terms of this agreement, that the Vendor intends to sell the said farm and the Purchaser wishes to purchase the said farm.

AMBAPO SASA INASHUHUDIWA KUWA/ AND THEREFORE IT IS WITNESSED HEREUNDER:-

1. MUUZAJI ni mmiliki halali wa shamba lililopo kitongoji cha Madodo, kijiji cha Mwanambaya, Halmashauri Mkuranga, Mkoa wa Pwani Lenye ukubwa wa nusu Ekari (1/2) (*Kwenye mkataba huu litatambulika kama shamba*). Akithibitishwa na Serikali ya kijiji cha Mwanambaya kupitia barua ya tarehe, 21/08/2023 iliyoambatanishwa katika mkataba huu na yenyewe kuwa sehemu ya mkataba huu. Vile vile ukubwa huo unathibitishwa na mchoro uliochorwa na afisa ardhi.

The Vendor is the rightful owners of an un-surveyed farm located at Mwanambaya village, Madodo, Mkuranga, Coastal region, with the size of half an acre (in this agreement, shall be referred as the Farm), the owners who have been introduced to be the rightful owners by the letter from village chairman, dated 21st August 2023. which is attached to this agreement. and the sketch for the said farm is attached as well.

2. Mipaka yake ni kama ifuatavyo;

Mashariki: Kumepakana na familia ya akina Twaha Abdallah

Magharibi: Kumepakana na familia ya Hamduni Mohamed

Kaskazini: kimepakana na Barabara

Kusini: Kumepakana na Mr.Adam

The boundaries of the said farm are;

Eastern: sided by Twaha Abdallah

Western: sided by Hamduni Mohamed

Nothern; sided by Road

Southern: sided by Mr. Adam

3. **Muuzaji** anakubali kumuuzia shamba hilo MNUNUZI kwa bei ya shilingi za kitanzania **Millioni Thelathini a Tano tu (TZS 35,000,000/=)** ambapo mnunuzi atalipa kiasi hicho kwa awamu mbili, yaani awamu ya kwanza atalipa kiasi cha shilingi **TZS 20,000,000/=** baada ya kusaini makubaliano haya kwa njia ya bank, na awamu ya pili itakua ni shilling **TZS 15,000,000/=** itakayo lipwa baada ya siku 30 kutoka tarehe ya kusaini makubaliano haya kwa njia ya bank.

The Vendor hereby agree to sale the said farm at the consideration of Tanzanian shillings Thirty Five Million only (TZS 35,000,000/=) whereby the Purchaser shall pay the said consideration in two installments, whereby the first installment of TZS 20,000,000/= shall be paid soon after signing this agreement, and the last installment of TZS 15,000,000/= shall be paid after the period of thirty days (30) from the date of signing this agreement, the Vendors agree that the whole purchase amount shall be paid to the Vendor's Account provided hereunder.

- 3.1 **MUUZAJI** anaridhia kulipwa kiasi hicho tajwa kwa njia ya bank, na akaunti hiyo ni **0152357141500, CRDB – PUGU ROAD BRANCH**, inayomilikiwa na Muuzaji.

The Vendor agree to be paid the mentioned amount through the bank, and the account number is 0152357141500, CRDB – PUGU ROAD BRANCH, owned by the Vendor.

- 3.2 **Kwamba** malipo tajwa yatadhibitika yamelipwa kwa Muuzaji baada ya risiti ya kuweka kiasi hicho cha fedha kuwasilishwa kwa Muuzaji mwenyewe na kuthibitika.

That the mentioned payment will be confirmed as paid to the Vendor after a receipt for depositing that amount has been submitted to the vendor and verified by the vendor.

4. **MUUZAJI** anaahidi kuwa katika kutekeleza matakwa ya mkataba huu, kuanzia leo na kuendelea **Shamba** hilo na **vilivyomo** vyote ni mali ya **MNUNUZI**. Vilevile Mnunuzi atatakiwa kusafisha shamba hili na kuendelea kutafuta vibali husika mara baada ya kusaini makubaliano haya.

The Vendor hereby warrants on fulfilling the terms of this agreement, that from the date of signing this agreement, the said farm and the belongings within the farm are the properties of the Purchaser. And the Purchaser shall clear the entire sold farm soon after signing this agreement.

5. **MUUZAJI** anamhakikishia **MNUNUZI** kuwa shamba hilo ni lake na halina madai yoyote wala mgogoro wowote na anaahidi kumlinda na kushughulikia kwa gharama zake mwenyewe endapo madai yoyote yatajitokeza yakiwa yameanza kabla au baada ya kusaini mkataba huu pamoja na kurudisha kiasi kilicho lipwa na fidia ya usumbufu.

The Vendor hereby Warrants the Purchaser, that the said farm is his own farm, and has no any encumbrances, or any disputes, and shall at all times protect the interest of the Purchaser for any dispute and reimbursing the paid consideration together with interest at commercial rate, after signing this agreement.

6. Kwamba makubaliano haya ni ya kudumu na yatazibana pande zote mbili na hata warithi, ndugu na wawakilishi wao. Na Wauzaji wana mhakikishia mnunuzi kuwa wake zao na watoto wameridhia kuuzwa kwa shamba hilo.

Parties hereby agree that this agreement is of eternity and shall bind both parties with their relatives and the heirs. And the Vendor warrant the Purchaser that their wives and children have consented to this sale of the farm.

7. Kwamba pande zote zinaridhia kuwa gharama ya kodi ya Serikali katika makubaliano haya itagharamiwa na Mnunuzi kama itatathminiwa na mamlaka ya mapato Tanzania (TRA).

The parties further agree that the tax charges shall be borne by the Purchaser at the proportion as assessed by TRA officers.

8. Kwamba mkataba huu unalindwa na sheria za Tanzania zinazohusu mikataba pamoja na mabadiliko yake yatakayojitokeza kwa mujibu wa sheria za Tanzania.

That this agreement is pursuant to the laws of the United Republic of Tanzania.

9. Kwamba endapo mgogoro wowote utajitokeza kati ya pande mbili basi mgogoro huo utatatuliwa kwa sheria za nchi zitakazo kuwepo wakati huo.

If any dispute should arise, the parties shall resolve the same amicably. For any non-settlement, the dispute shall be referred to litigation, and the Laws of the united Republic of Tanzania shall apply.

KWA KUSHUHUDIA pande zote mbili zinaweka sahihi zao Leo tarehe, mwezi na mwaka kama inavyoonekana hapa chini/ **"TO ATTEST, both parties are signing their signatures today, on the date, month, and year as shown below:"**

SIGNED AND DELIVERED at Dar es Salaam by the said JUMA MOHAMED ABDALLAH who is identified to me to me by... ROAH K. MINAthe latter being known to me personally this... 26thday of... Sept.2023 } Juma M. Abdallah

BEFORE ME/MBELE YANGU:

COMMISSIONER FOR OATHS/KAMISHINA WA VIAPO



SHUHUDA/WITNESS;

JINA: Saidi Ali Mahuso

SAHIHI [Signature]

MAHUSIANO: Rafiki.....

MBELE YANGU:

Jina: Darius R. faustino



Saini: [Signature]

Wadhifa: **WAKILI**

**COMMON SEAL OF
KUNDA STEEL COMPANY LIMITED:**



Signature: [Signature]

Name: HUA SHAN YANG

Designation: DIRECTOR

Signature: [Signature]

Name: SHADPENG LING

Designation: DIRECTOR/SECRETARY

**-LAND SALE AGREEMENT-
MKATABA WA MAUZIANO YA SHAMBA**

**MADE BETWEEN;
KATI YA;**

JEMA ABDALAH SELEMANI

**AND
Na**

KUNDA STEEL COMPANY LIMITED

**FOR THE SALE OF LANDED PROPERTY (UNSURVEYED) LOCATED AT
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COASTAL REGION.**

*(Kwa Mauziano ya Shamba (halijapimwa) lililopo Kijiji cha Mwanambaya, Kitongoji
cha Madodo, Wilayani Mkuranga – Pwani)*

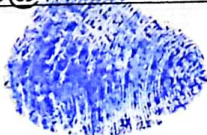
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LAND SALE AGREEMENT

MKATABA WA MAUZIANO YA SHAMBA

(THIS AGREEMENT is made this ...^{25th} day of ...^{SEPT.} 2023)
(Mkataba huu umefanywa Leo tarehe 25 mwezi 09 2023)

By and Between;
Baina ya;

1. **Jema Abdallah Selemani** wa Mwanambaya – Mkuranga, ambaye nimatu mwenye asili na uraia wa Jamhuri ya Muungano wa Tanzania. (Ambao katika Mkataba huu atajulikana na kutambulika kisheria kama “MUUZAJI”) Kwa upande mmoja;

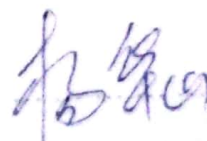
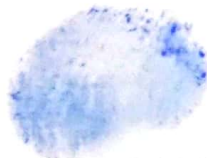
Jema Abdallah Selemani, a natural person of the United Republic of Tanzania (hereinafter called the 'VENDOR' which expression shall, where the context requires, include assigns and successors in title) of one part; And/Na;

2. **KUNDA STEEL COMPANY LIMITED**, wa S.L.P 32080, Dar es Salaam wenye makazi yao katika Kiwanja No. 3, Kitalu G, T-Better Industrial Park, Kinondoni – Dar es Salaam, Tanzania. kampuni iliyosajiliwa chini ya sheria za Jamhuri ya Muungano wa Tanzania, pamoja na makao makuu ya ofisi yake yaliyopo katika mkoa wa Dar es salaam, Tanzania (Ambaye katika Mkataba huu atajulikana na kutambulika kisheria kama “MNUNUZI”).

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AMBAPO/ WHEREAS;

- A. Bila shuruti wala vitisho pande zote mbili zimeridhia na kwa masharti ya Mkataba huu kwamba MUUZAJI ana nia thabiti ya kuuza Shamba, na MNUNUZI ana nia thabiti ya kununua shamba hilo.



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AMBAPO SASA INASHUHUDIWA KUWA/ AND THEREFORE IT IS WITNESSED HEREUNDER:-

1. **MUUZAJI** ni Mmiliki halali wa shamba lililopo kitongoji cha Madodo, kijiji cha Mwanambaya, Halmashauri Mkuranga, Mkoa wa Pwani Lenye ukubwa wa Ekari mbili (2) (*Kwenye mkataba huu litatambulika kama shamba*). Akithibitishwa na Serikali ya kijiji cha Mwanambaya kupitia barua ya tarehe, **21/08/2023** iliyoambatanishwa katika mkataba huu na yenyewe kuwa sehemu ya mkataba huu. Vile vile ukubwa huo unathibitishwa na mchoro uliochorwa na afisa ardhi.

The Vendor is the rightful owners of an un-surveyed farm located at Mwanambaya village, Madodo, Mkuranga, Coastal region, with the size of 2 acres (in this agreement, shall be referred as the Farm), the owner who has been introduced to be the rightful owners by the letter from village chairman, dated 21st August 2023. which is attached to this agreement. and the sketch for the said farm is attached as well.

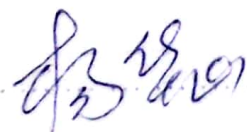
2. Mipaka yake ni kama ifuatavyo;

Mashariki: Kumepakana na familia ya Hamduni

Magharibi: Kumepakana na familia ya akina Hamduni

Kaskazini: kimepakana na Barabara

Kusini: Kumepakana na Mr. Kasinda



The boundaries of the said farm are;

Eastern: sided by Hembe Hamduni

Western: sided by Hembe Hamduni

Nothern: sided by Road

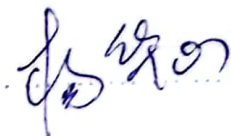
Southern: sided by Mr. Kasinda

3. Muuzaji anakubali kumuuzia shamba hilo MNUNUZI kwa bei ya shilingi za kitanzania Million Sabini na tano tu, (TZS 75,000,000/=) ambapo mnunuzi atalipa kiasi hicho kwa awamu mbili, yaani awamu ya kwanza atalipa kiasi cha shilingi TZS 35,000,000/= baada ya kusaini makubaliano haya kwa njia ya bank, na awamu ya pili itakua ni shilling TZS 40,000,000/= itakayo lipwa baada ya siku 30 kutoka tarehe ya kusaini makubaliano haya kwa njia ya bank.

The Vendors hereby agree to sale the said farm at the consideration of Tanzanian shillings Seventy-Five Million only (TZS 75,000,000/=) whereby the Purchaser shall pay the said consideration in two installments, whereby the first installment of TZS 35,000,000/= shall be paid soon after signing this agreement, and the last installment of TZS 40,000,000/= shall be paid after the period of thirty days (30) from the date of signing this agreement, the Vendors agree that the whole purchase amount shall be paid to the Vendors' Joint Account provided hereunder.

- 3.1 MUUZAJI wanaridhia kulipwa kiasi hicho tajwa kwa njia ya bank, na akaunti hiyo ni 22A10127792=NMB TAWI LA MBAGALA inayomilikiwa kwa pamoja na wauzaji.

The Vendors agree to be paid the mentioned amount through the bank, and the account number is 22A10127792 BRANCH MBAGALA owned by the Vendor.



3.2 Kwamba malipo tajwa yatadhibitika yamelipwa kwa Muuzaji baada ya risiti ya kuweka kiasi hicho cha fedha kwa wauzaji kuwasilishwa kwa Muuzaji wenyewe na kuthibitika.

That the mentioned payment will be confirmed as paid to the Vendor after a receipt for depositing that amount and verified by the vendor.

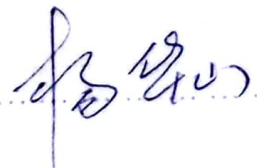
4. **MUUZAJI** anaahidi kuwa katika kutekeleza matakwa ya mkataba huu, kuanzia leo na kuendelea **Shamba** hilo na **vilivyomo** vyote ni mali ya **MNUNUZI**. Vilevile Mnunuzi atatakiwa kusafisha shamba hili na kuendelea kutafuta vibali husika mara baada ya kusaini makubaliano haya.

The Vendor hereby warrants on fulfilling the terms of this agreement, that from the date of signing this agreement, the said farm and the belongings within the farm are the properties of the Purchaser. And the Purchaser shall clear the entire sold farm soon after signing this agreement.

5. **MUUZAJI** anamhakikishia **MNUNUZI** kuwa shamba hilo ni lake na halina madai yoyote wala mgogoro wowote na anaahidi kumlinda na kushughulikia kwa gharama zake mwenyewe endapo madai yoyote yatajitokeza yakiwa yameanza kabla au baada ya kusaini mkataba huu pamoja na kurudisha kiasi kilicho lipwa na fidia ya usumbufu.

The Vendor hereby Warrants the Purchaser, that the said farm is his own farm, and has no any encumbrances, or any disputes, and shall at all times protect the interest of the Purchaser for any dispute and reimbursing the paid consideration together with interest at commercial rate, after signing this agreement.

6. Kwamba makubaliano haya ni ya kudumu na yatazibana pande zote mbili na hata warithi, ndugu na wawakilishi wao. Na Wauzaji wana mhakikishia mnunuzi kuwa wake zao na watoto wameridhia kuuzwa kwa shamba hilo.



Parties hereby agree that this agreement is of eternity and shall bind both parties with their relatives and the heirs. And the Vendors warrant the Purchaser that their wives and children have consented to this sale of the farm.

7. Kwamba pande zote zinaridhia kuwa gharama ya kodi ya Serikali katika makubaliano haya itagharamiwa na Mnunuzi kama itatathminiwa na mamlaka ya mapato Tanzania (TRA).

The parties further agree that the tax charges shall be borne by the Purchaser at the proportion as assessed by TRA officers.

8. Kwamba mkataba huu unalindwa na sheria za Tanzania zinazohusu mikataba pamoja na mabadiliko yake yatakayojitokeza kwa mujibu wa sheria za Tanzania.

That this agreement is pursuant to the laws of the United Republic of Tanzania.

9. Kwamba endapo mgogoro wowote utajitokeza kati ya pande mbili basi mgogoro huo utatatuliwa kwa sheria za nchi zitakazo kuwepo wakati huo.


If any dispute should arise, the parties shall resolve the same amicably. For any non-settlement, the dispute shall be referred to litigation, and the Laws of the united Republic of Tanzania shall apply.

KWA KUSHUHUDIA pande zote mbili zinaweka sahihi zao Leo tarehe, mwezi na mwaka kama inavyoonekana hapa chini/ **"TO ATTEST, both parties are signing their signatures today, on the date, month, and year as shown below:"**

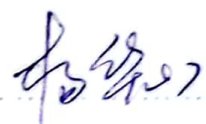
SIGNED AND DELIVERED at Dar es Salaam by the said the said **JEMA ABDALLAH SELEMANI** who are identified to me by... ROJAH B. MUNJAthe latter being known to me personally this 25 day of Sept2023

MUUZAJI

BEFORE ME:


.....
COMMISSIONER FOR OATHS





SHUHUDA/WITNESS;

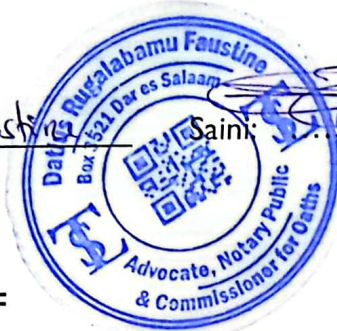
JINA: SABAN SAIN ABDALLAH

SAHIHI [Signature]

MAHUSIANO: SHANGAZI

MBELE YANGU:

Jina: Datus R. Faustine Saini: [Signature] Wadhifa: **WAKILI**



COMMON SEAL OF KUNDA STEEL COMPANY LIMITED:



Signature: [Signature]

Name: HUASHAN YANG

Designation: DIRECTOR

Signature: [Signature]

Name: SHAOPENG LING

Designation: DIRECTOR/SECRETARY

**-LAND SALE AGREEMENT-
MKATABA WA MAUZIANO YA SHAMBA**

**MADE BETWEEN;
KATI YA;**

JEMA ABDALAH SELEMANI

**AND
Na**

KUNDA STEEL COMPANY LIMITED

**FOR THE SALE OF LANDED PROPERTY (UNSURVEYED) LOCATED AT
MWANAMBAYA VILLAGE, MADODO STREET – MKURANGA DISTRICT,
COASTAL REGION.**

*(Kwa Mauziano ya Shamba (halijapimwa) lililopo Kijiji cha Mwanambaya, Kitongoji
cha Madodo, Wilayani Mkuranga – Pwani)*

DRAWN BY:



Chabruma Street, Ali Hassan Mwinyi Road, JANGID Plaza, 3rd Floor, Room No. 303, P. O.
Box 32080, Dar Es Salaam.
+255(22)2761756|+255717443616
info@winstlaw.co.tz | www.winstlaw.co.tz

1 | Page

Muuzaji

Mnunuzi



LAND SALE AGREEMENT

MKATABA WA MAUZIANO YA SHAMBA

(THIS AGREEMENT is made this 25TH day of SEP. 2023)
(Mkataba huu umefanywa Leo tarehe 25 mwezi 09 2023)

By and Between;
Baina ya;

1. **Jema Abdallah Selemani** wa Mwanambaya – Mkuranga, ambaye nimatu mwenye asili na uraia wa Jamhuri ya Muungano wa Tanzania. (Ambao katika Mkataba huu atajulikana na kutambulika kisheria kama “**MUUZAJI**”) Kwa upande mmoja;

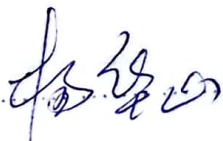
Jema Abdallah Selemani, a natural person of the United Republic of Tanzania (hereinafter called the 'VENDOR' which expression shall, where the context requires, include assigns and successors in title) of one part; And/Na;

2. **KUNDA STEEL COMPANY LIMITED**, wa S.L.P 32080, Dar es Salaam wenye makazi yao katika Kiwanja No. 3, Kitalu G, T-Better Industrial Park, Kinondoni – Dar es Salaam, Tanzania. kampuni iliyosajiliwa chini ya sheria za Jamhuri ya Muungano wa Tanzania, pamoja na makao makuu ya ofisi yake yaliyopo katika mkoa wa Dar es salaam, Tanzania (Ambaye katika Mkataba huu atajulikana na kutambulika kisheria kama “**MNUNUZI**”).

Kunda Steel Company Limited of P.O Box 32080, Dar es Salaam with its physical address located at Plot No. 3, Block No. G, T-Better Industrial Park, Kinondoni – Dar es Salaam, Tanzania. (hereinafter called the 'PURCHASER') the company registered under the Laws of the United Republic of Tanzania which expression shall, where the context requires, include assigns and successors in title of the other part;

AMBAPO/ WHEREAS:

A. Bila shuruti wala vitisho pande zote mbili zimeridhia na kwa masharti ya Mkataba huu kwamba **MUUZAJI** ana nia thabiti ya kuuza Shamba, na **MNUNUZI** ana nia thabiti ya kununua shamba hilo.



Without any undue influence or coercion, both parties have agreed to be bound by the terms of this agreement, that the Vendor intends to sell the said farm and the Purchaser wishes to purchase the said farm.

AMBAPO SASA INASHUHUDIWA KUWA/ AND THEREFORE IT IS WITNESSED HEREUNDER:-

1. **MUUZAJI** ni Mmiliki halali wa shamba lililopo kitongoji cha Madodo, kijiji cha Mwanambaya, Halmashauri Mkuranga, Mkoa wa Pwani Lenye ukubwa wa Ekari mbili (2) (*Kwenye mkataba huu litatambulika kama shamba*). Akithibitishwa na Serikali ya kijiji cha Mwanambaya kupitia barua ya tarehe, **21/08/2023** iliyoambatanishwa katika mkataba huu na yenyewe kuwa sehemu ya mkataba huu. Vile vile ukubwa huo unathibitishwa na mchoro uliochorwa na afisa ardhi.

The Vendor is the rightful owners of an un-surveyed farm located at Mwanambaya village, Madodo, Mkuranga, Coastal region, with the size of 2 acres (in this agreement, shall be referred as the Farm), the owner who has been introduced to be the rightful owners by the letter from village chairman, dated 21st August 2023. which is attached to this agreement. and the sketch for the said farm is attached as well.

2. **Mipaka yake ni kama ifuatavyo;**

Mashariki: Kumepakana na familia ya Hamduni

Magharibi: Kumepakana na familia ya akina Hamduni

Kaskazini: kimepakana na Barabara

Kusini: Kumepakana na Mr. Kasinda

The boundaries of the said farm are;

Eastern: sided by Hembe Hamduni

Western: sided by Hembe Hamduni

Nothern; sided by Road

Southern: sided by Mr. Kasinda

3. **Muuzaji** anakubali kumuuzia shamba hilo MNUNUZI kwa bei ya **shilingi za kitanzania Million Sabini na tano tu, (TZS 75,000,000/=)** ambapo mnunuzi atalipa kiasi hicho kwa awamu mbili, yaani awamu ya kwanza atalipa kiasi cha shilingi **TZS 35,000,000/=** baada ya kusaini makubaliano haya kwa njia ya bank, na awamu ya pili itakua ni shilling **TZS 40,000,000/=** itakayo lipwa baada ya siku 30 kutoka tarehe ya kusaini makubaliano haya kwa njia ya bank.

The Vendors hereby agree to sale the said farm at the consideration of Tanzanian shillings Seventy-Five Million only (TZS 75,000,000/=) whereby the Purchaser shall pay the said consideration in two installments, whereby the first installment of TZS 35,000,000/= shall be paid soon after signing this agreement, and the last installment of TZS 40,000,000/= shall be paid after the period of thirty days (30) from the date of signing this agreement, the Vendors agree that the whole purchase amount shall be paid to the Vendors' Joint Account provided hereunder.

- 3.1 **MUUZAJI** wanaridhia kulipwa kiasi hicho tajwa kwa njia ya bank, na akaunti hiyo ni TAWI LA..... inayomilikiwa kwa pamoja na wauzaji.

*The Vendors agree to be paid the mentioned amount through the bank, and the account number isBRANCH
.....owned by the Vendor.*

3.2 Kwamba malipo tajwa yatadhibitika yamelipwa kwa Muuzaji baada ya risiti ya kuweka kiasi hicho cha fedha kwa wauzaji kuwasilishwa kwa Muuzaji wenyewe na kuthibitika.

That the mentioned payment will be confirmed as paid to the Vendor after a receipt for depositing that amount and verified by the vendor.

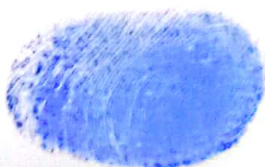
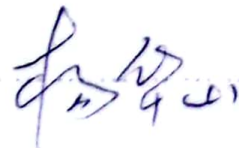
4. **MUUZAJI** anaahidi kuwa katika kutekeleza matakwa ya mkataba huu, kuanzia leo na kuendelea **Shamba** hilo na vilivyomo vyote ni mali ya **MNUNUZI**. Vilevile Mnunuzi atatakiwa kusafisha shamba hili na kuendelea kutafuta vibali husika mara baada ya kusaini makubaliano haya.

The Vendor hereby warrants on fulfilling the terms of this agreement, that from the date of signing this agreement, the said farm and the belongings within the farm are the properties of the Purchaser. And the Purchaser shall clear the entire sold farm soon after signing this agreement.

5. **MUUZAJI** anamhakikishia **MNUNUZI** kuwa shamba hilo ni lake na halina madai yoyote wala mgogoro wowote na anaahidi kumlinda na kushughulikia kwa gharama zake mwenyewe endapo madai yoyote yatajitokeza yakiwa yameanza kabla au baada ya kusaini mkataba huu pamoja na kurudisha kiasi kilicho lipwa na fidia ya usumbufu.

The Vendor hereby Warrants the Purchaser, that the said farm is his own farm, and has no any encumbrances, or any disputes, and shall at all times protect the interest of the Purchaser for any dispute and reimbursing the paid consideration together with interest at commercial rate, after signing this agreement.

6. Kwamba makubaliano haya ni ya kudumu na yatazibana pande zote mbili na hata warithi, ndugu na wawakilishi wao. Na Wauzaji wana mhakikishia mnunuzi kuwa wake zao na watoto wameridhia kuuzwa kwa shamba hilo.



Parties hereby agree that this agreement is of eternity and shall bind both parties with their relatives and the heirs. And the Vendors warrant the Purchaser that their wives and children have consented to this sale of the farm.

7. Kwamba pande zote zinarithia kuwa gharama ya kodi ya Serikali katika makubaliano haya itagharamiwa na Mnunuzi kama itatathminiwa na mamlaka ya mapato Tanzania (TRA).

The parties further agree that the tax charges shall be borne by the Purchaser at the proportion as assessed by TRA officers.

8. Kwamba mkataba huu unalindwa na sheria za Tanzania zinazohusu mikataba pamoja na mabadiliko yake yatakayojitokeza kwa mujibu wa sheria za Tanzania.

That this agreement is pursuant to the laws of the United Republic of Tanzania.

9. Kwamba endapo mgogoro wowote utajitokeza kati ya pande mbili basi mgogoro huo utatatuliwa kwa sheria za nchi zitakazo kuwepo wakati huo.

If any dispute should arise, the parties shall resolve the same amicably. For any non-settlement, the dispute shall be referred to litigation, and the Laws of the united Republic of Tanzania shall apply.

KWA KUSHUHUDIA pande zote mbili zinaweka sahihi zao Leo tarehe, mwezi na mwaka kama inavyoonekana hapa chini/ **"TO ATTEST, both parties are signing their signatures today, on the date, month, and year as shown below:"**

SIGNED AND DELIVERED at Dar es Salaam by the said the said **JEMA ABDALLAH SELEMANI** who are identified to me by... ROJAS B. MINJAthe latter being known to me personally this...2nd...day of ...September.....2023

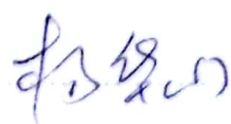

MUUZAJI

BEFORE ME:



COMMISSIONER FOR OATHS





SHUHUDA/WITNESS;

JINA: SHARAW SAID ABDULLAH

SAHIHI [Signature]

MAHUSIANO: SHANGAZI

MBELE YANGU:

Jina: Datusu R. Saini Wadhifa: **WAKILI**



**COMMON SEAL OF
KUNDA STEEL COMPANY LIMITED:**



Signature: [Signature]
Name: HUASHAN YANG
Designation: DIRECTOR

Signature: [Signature]
Name: SHAOPENG LING
Designation: DIRECTOR/SECRETARY

**-LAND SALE AGREEMENT-
MKATABA WA MAUZIANO YA SHAMBA**

**MADE BETWEEN;
KATI YA;**

HAMDUNI MOHAMEDI ALLY & HAMDUNI MOHAMEDI KHAMISI

**AND
Na**

KUNDA STEEL COMPANY LIMITED

**FOR THE SALE OF LANDED PROPERTY (UNSURVEYED) LOCATED AT
MWANAMBAYA VILLAGE, MADODO STREET – MKURANGA DISTRICT,
COASTAL REGION.**

*(Kwa Mauziano ya Shamba (halijapimwa) lililopo Kijiji cha Mwanambaya, Kitongoji cha
Madodo, Wilayani Mkuranga – Pwani)*

DRAWN BY:



Chabruma Street, Ali Hassan Mwinyi Road, JANGID Plaza, 3rd Floor, Room No. 303, P. O. Box
32080, Dar Es Salaam.

+255(22)2761756|+255717443616

info@winstlaw.co.tz | www.winstlaw.co.tz

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Muuzaji

Hamed
Hamed

Mnunuzi

Hamed
Hamed

LAND SALE AGREEMENT

MKATABA WA MAUZIANO YA SHAMBA

(THIS AGREEMENT is made this 27 day of 09 2023)
(Mkatabahuuufanywa Leo tarehe 27 mwezi 09 2023)

By and Between;
Baina ya;

1. HAMDUNI MOHAMEDI ALLY & HAMDUNI MOHAMEDI KHAMISI wa Tandika, Wilaya ya Temeke – Dar es Salaam, ambao ni watu wenye asili na uraia wa Jamhuri ya Muungano wa Tanzania. (Ambao katika Mkataba huu watajulikana na kutambulika kisheria kama “WAUZAJI”) Kwa upande mmoja;

HAMDUNI MOHAMEDI ALLY & HAMDUNI MOHAMEDI KHAMISI of Tandika, Wilaya ya Temeke – Dar es Salaam, as natural person of the United Republic of Tanzania (hereinafter called the ‘VENDORS’ which expression shall, where the context requires, include assigns and successors in title) of one part; And/Na;

2. KUNDA STEEL COMPANY LIMITED, wa S.L.P 32080, Dar es Salaam wenyemakaziyo katika Kiwanja No. 3, Kitalu G, T-Better Industrial Park, Kinondoni – Dar es Salaam, Tanzania. kampuni iliyosajiliwa chini ya sheria za Jamhuri ya Muungano wa Tanzania, pamoja na makao makuu ya ofisi yake yaliyopo katika mkoa wa Dar es salaam, Tanzania (Ambaye katika Mkatabahuuatajulikana na kutambulika kisheria kama “MNUNUZI”).

Kunda Steel Company Limited of P.O Box 32080, Dar es Salaam with its physical address located at Plot No. 3, Block No. G, T-Better Industrial Park, Kinondoni – Dar es Salaam, Tanzania. (hereinafter called the ‘PURCHASER’) the company registered under the Laws of the United Republic of Tanzania which expression shall, where the context requires, include assigns and successors in title of the other part;

AMBAPO/ WHEREAS:

- A. Bila shuruti wala vitisho pande zote mbili zimeridhiana kwa masharti ya Mkataba huu kwamba WAUZAJI ana nia thabiti ya kuuza Shamba, na MNUNUZI ana nia thabiti ya kununua shamba hilo.

Without any undue influence or coercion, both parties have agreed to be bound by the terms of this agreement, that the Vendor intends to sell the said farm and the Purchaser wishes to purchase the said farm.

AMBAPO SASA INASHUHUDIWA KUWA/ AND THEREFORE IT IS WITNESSED HEREUNDER:-

*Hamed
Khamisi*

[Signature]

1. **WAUZAJI** ni wamiliki halali wa shamba lililopo kitongoji cha Madodo, kijiji cha Mwanambaya, Halmashauri Mkuranga, Mkoa wa Pwani Lenyeu kubwa wa Ekari mbili (2) (*Kwenye mkataba huu litatambulika kama shamba*). Akithibitishwa na Serikali ya kijiji cha Mwanambaya kupitia barua ya tarehe, 21/08/2023 iliyoambatanishwa katika mkataba huu na yenyewe kuwa sehemu ya mkataba huu. Vilevile ukubwa huo unathibitishwa na mchoro uliochorwa na afisa ardhi.

The Vendors are the rightful owners of un-surveyed farm located at Mwanambaya village, Madodo, Mkuranga, Coastal region, with the size of 2 acres (in this agreement, shall be referred as the Farm), the owners who have been introduced to be the rightful owners by the letter from village chairman, dated 21st August, 2023. which is attached to this agreement. and the sketch for the said farm is attached as well.

2. Mipakayakenikamaifuatavyo;

Mashariki: Kumepakana na familia ya akinaHembe

Magharibi: Kumepakana na familia ya akinaHembe

Kaskazini: kimepakana na Barabara

Kusini: Kumepakana na Mr. Sinda

The boundaries of the said farm are:

Eastern: sided by Hembe Family

Western: sided by Hembe Family

Nothern; sided by Road

Southern: sided by Mr. Sinda

3. **Wauzaji** wanakubali kumuuzia shamba hilo **MNUNUZI** kwa bei ya **shilingi za kitanzania Millioni Mia Moja na Ishirini na tano tu, (TZS 125,000,000/=)** ambapo mnunuzi atalipa kiasi hicho kwa awamu mbili, yaani awamu ya kwanza atalipa kiasi cha shilingi **TZS 75,000,000/=** baada ya kusaini makubaliano haya kwa njia ya bank, na awamu ya pili itakua ni shilling **TZS 50,000,000/=** itakayolipwa baada ya siku 30 kutoka tarehe ya kusaini makubaliano haya kwa njia ya bank.

The Vendors hereby agree to sale the said farm at the consideration of Tanzanian shillings One Hundred Twenty-Five Million only (TZS 125,000,000/=) whereby the Purchaser shall pay the said consideration in two installments, whereby the first

installment of TZS 75,000,000/= shall be paid soon after signing this agreement, and the last installment of TZS 50,000,000/= shall be paid after the period of thirty days (30) from the date of signing this agreement, the Vendors agree that the whole purchase amount shall be paid to the Vendors' Joint Account provided hereunder.

3.1 WAUZAJI wanaridhia kulipwa kiasi hicho tajwa kwa njia ya bank, na akaunti hiyo ni **20710064625, NMB – TEMEKE BRANCH**, inayomilikiwa kwa pamoja na wauzaji.

*The Vendors agree to be paid the mentioned amount through the bank, and the account number is **20710064625, NMB - TEMEKE BRANCH**, jointly owned by the sellers.*

3.2 Kwamba malipo tajwa yatadhibitika yamelipwa kwa Wauzaji baada ya risiti ya kuweka kiasi hicho cha fedha kwa wauzaji kuwasilishwa kwa wauzaji wenyewe na kuthibitika.

That the mentioned payment will be confirmed as paid to the Vendors after a receipt for depositing that amount and verified by the vendors.

4. WAUZAJI wanaahidi kuwa katika kutekeleza matakwa ya mkataba huu, kuanzia leo na kuendelea Shamba hilo na vilivyomo vyote ni mali ya **MNUNUZI**. Vilevile Mnunuzi atatakiwa kusafishasha shamba hili na kuendelea kutafuta vibali husika mara baada ya kusaini makubaliano haya.

The Vendors hereby warrant on fulfilling the terms of this agreement, that from the date of signing this agreement, the said farm and the belongings within the farm are the properties of the Purchaser. And the Purchaser shall clear the entire sold farm soon after signing this agreement.

5. WAUZAJI Wanamhakikishia **MNUNUZI** kuwa shamba hilo ni lake na halina madai yoyote wala mgogoro wowote na wanaahidi kumlinda na kushughulikia kwa gharama zake mwenyewe endapo madai yoyote yatajitokeza yakiwa yameanza kabla au baada ya kusaini mkataba huu pamoja na kurudisha kiasi kilicholipwa na fidia ya usumbufu.

The Vendor hereby Warrants the Purchaser, that the said farm is his own farm, and has no any encumbrances, or any disputes, and shall at all times protect the interest of the Purchaser for any dispute and reimbursing the paid consideration together with interest at commercial rate, after signing this agreement.

[Handwritten signature]

[Handwritten signature]

6. Kwamba makubaliano haya ni ya kudumu na yatazibana pande zote mbili na hatawarithi, ndugu na wawakilishi wao. Na Wauzaji wanamhakikishia mnunuzi kuwa wake zao na watoto wameridhia kuuzwa kwa shamba hilo.

Parties hereby agree that this agreement is of eternity and shall bind both parties with their relatives and the heirs. And the Vendors warrant the Purchaser that their wives and children have consented to this sale of the farm.

7. Kwamba pande zote zinaridhia kuwa gharama ya kodi ya Serikali katika makubaliano hayatagharamiwa na Mnunuzi kama itatathminiwa na mamlaka ya mapato Tanzania (TRA).

The parties further agree that the tax charges shall be borne by the Purchaser at the proportion as assessed by TRA officers.

8. Kwamba mkataba huu unalindwa na sheria za Tanzania zinazohusu mikataba pamoja na mabadiliko yake yatakayojitokeza kwa mujibu wa sheria za Tanzania.

That this agreement is pursuant to the laws of the United Republic of Tanzania.

9. Kwamba endapo mgogoro wowote utajitokeza kati ya pande mbili basi mgogoro huo utatatuliwa kwa sheria za nchi zitakazokuwepo wakati huo.

If any dispute should arise, the parties shall resolve the same amicably. For any non-settlement, the dispute shall be referred to litigation, and the Laws of the united Republic of Tanzania shall apply.

KWA KUSHUHUDIA pande zote mbili zinawekasahihizao Leotarehe, mwezi na mwakamainavyoonekanahapachini/ **"TO ATTEST, both parties are signing their signatures today, on the date, month, and year as shown below:"**

SIGNED AND DELIVERED at Dar es Salaam by the said the said **Hamduni Mohamedi Ally & Hamduni Mohamed Khamisi** who are identified to me by... **ROJAS MINTJA** the latter being known to me personally this... **27** day of **09** **2023**

} Hamduni
Hamduni
WAUZAJI/VENDORS

BEFORE ME:

.....
COMMISSIONER FOR OATHS



Hamduni
Hamduni

[Signature]

COMMISSIONER FOR OATHS *27/09/2022*

SHUHUDA/WITNESS;

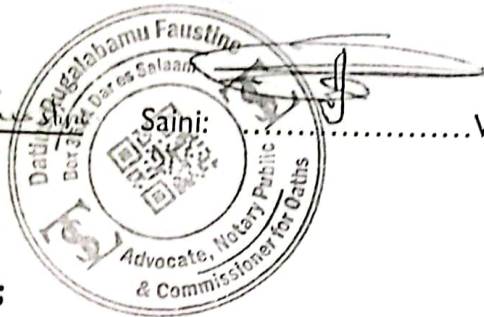
JINA: MOZA ISSA HAMIS

SAHIHI MOZA

MAHUSIANO: MKE WA MUUZAJI WA KWANZA

MBELE YANGU:

Jina: Darius R. Faustine Wadhifa: **WAKILI**



SHUHUDA/WITNESS;

JINA: ZULIKHA KHAMIS HAMBONI

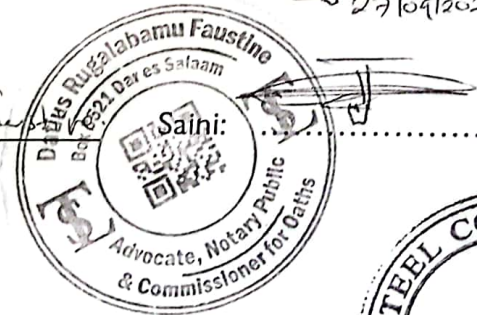
SAHIHI ZULIKHA

MAHUSIANO: MKE WA MUUZAJI WA KWANZA

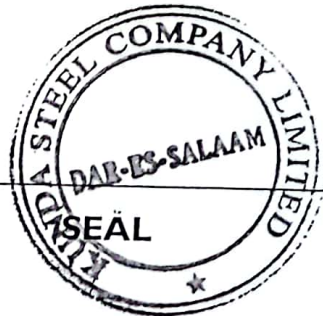
PILI
27/09/2022

MBELE YANGU:

Jina: Darius R. Faustine Wadhifa: **WAKILI**



COMMON SEAL OF
KUNDA STEEL COMPANY LIMITED:



Signature: *[Signature]*

Name: HUASHAN YANG

Designation: DIRECTOR

Signature: *[Signature]*

Name: SHAOPENG LING

Designation: DIRECTOR/SECRETARY