

**CONTRACT FOR DISPOSITION OF
A RIGHT OF OCCUPANCY**

BETWEEN

**AIDAN ALPHONCE KAWINGA
P.O.BOX 2117
DODOMA CITY**

AND

**AFRICAN FOUNDRY GROUP LIMITED
PLOT No 8 BLOCK 12
DODOMA CITY**

*Made For the Purchase of unsurveyed Plot located at
Manchali, Chamwino District, Dodoma Region*


Certified as True Copy of the Original
Benson Kitang'ita Kisamarwa
Advocate, Notary Public & Commissioner
For Oaths
Sign: *Benson Kitang'ita Kisamarwa*
Date: *ash/1/2024*

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]



**CONTRACT FOR DISPOSITION OF
A RIGHT OF OCCUPANCY**

This CONTRACT is made this 01ST day of March 2024,

BETWEEN

AIDAN ALPHONCE KAWINGA of P.O. Box 2117 DODOMA, (hereinafter referred to as "the Vendor") which expression shall, where the context so admits, include her/his successors and assigns, of the one part;

AND

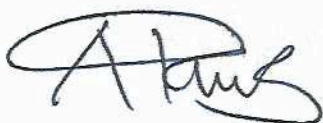
AFRICAN FOUNDRY GROUP LIMITED of Plot No 8 Block 12 DODOMA, (hereinafter referred to as "the Purchaser") which expression shall, where the context so admits, include his/her successors and assigns of the other part: -

WHEREAS, the Vendor has presented to the Purchaser as the only lawful owner of ALL THAT piece of unsurveyed land with unexhausted improvements therein, with its measurements 141 meters length by 150 meters width and boundaries as indicated in "sketch map of the farm attached " to this Agreement (hereinafter referred to as the property), located at Manchali Village, Chamwino District, DODOMA Region, and is desirous of selling Plot measuring 21,150 square meters (5.22 Acres) to the Purchaser,

AND WHEREAS the Purchaser is desirous of buying the said property from the Vendor;

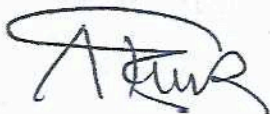
NOWHEREFORE, this DEED witnessed as follows: -

1. The Vendor hereby sells and the Purchaser purchases the Property described hereinabove upon the terms and conditions prescribed hereunder.
2. The purchase price of one plot is TShs 188,000,000/= (Say, One hundred eighty eight Million Only) shall be paid once in the Vendor's bank accounts (NMB ACC NO 21008000165 and CRDB ACC NO 0152699727200) on 01ST March 2024

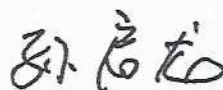


March 2024, while second installment payment (10,000,000/-) shall be paid on 15th March 2024.

3. The above contract amount shall but not involve the cost of processing the title deed, costs/fees/taxes etc. which shall be the responsibility of the buyer independent of the money above mentioned;
4. Both parties covenant that, upon execution of this Deed and the buyer effecting payment of the purchase price, they shall be fully bound and stopped to the terms herein. Neither party shall be entitled to Claim any reimbursement or indulgence outside this deed.
4. The Vendor hereby covenants that, for all intents and purposes, he is the only and lawful owner of the property subject of sale, with full power and authority to effect the disposition herein.
5. Further, the Vendor covenant that the property is transferred free from any encumbrances whatsoever and that he undertakes to exonerate and indemnify the Purchaser against all claims of the third parties, notices, proceedings and demands arising out of and in connection with, or incidental to breach by the vendor of the warranties, undertakings and covenants herein contained.
6. Both parties covenant that upon execution of this Deed and payment of all the purchase price, the Purchaser shall acquire all the rights that attach to the property and shall have all the powers to deal with the said property in whatsoever manner.
8. It is further agreed by both parties that any dispute arising from this Agreement for sale, shall be resolved within the framework of the Law of Tanzania.
9. This Agreement shall be executed in Triplicate and each shall constitute the original.
10. That this agreement is signed by the parties to contract as witnessed hereunder









IN WITNESS WHEREOF, the parties hereto have executed in this Deed in Triplicate on the day and manner appearing hereunder.

SIGNED and SEALED by

AIDAN KAWINGA
being the latter personally known to me.
This 01st day of March, 2024

[Signature]

NAME: DINES SIMON KABWEBWE

SIGNATURE: [Signature]

ADDRESS: P.O BOX 294 DSM

QUALIFICATION: COMMISSIONER FOR OATHS



SIGNED and DELIVERED by

[Signature], who is personally
Known to me/identified to me by

in my presence this 01st day of March, 2024

[Signature]

WITNESS:

NAME: DINES SIMON KABWEBWE

ADDRESS: P.O BOX 294 DSM

SIGNATURE: [Signature]

QUALIFICATION: COMMISSIONER FOR OATHS

