

SALE OF LAND AGREEMENT

BETWEEN

XIN JIA INDUSTRIAL PARK TANZANIA LTD - SELLER

AND

L.IAN YU SHUN TIAN CO. LIMITED -BUYER

AGREEMENT FOR THE SALE OF LAND

This agreement is made on the 15th day of AUGUST , 2025,

BETWEEN

XIN JIA INDUSTRIAL PARK TANZANIA LTD, of P.O. Box 14122, Dar es Salaam (hereinafter referred to as "THE SELLER", a term which shall include, where applicable, his heirs, relatives, and legal representatives), of the one part;

AND

LIAN YU SHUN TIAN CO. LIMITED, of P.O. Box 25630, Dar es Salaam (hereinafter referred to as "THE BUYER", a term which shall include, where applicable, his heirs, relatives, and legal representatives), of the other part.

WHEREAS the Seller confirms that they are the lawful owner of a land located in **Kibaha Township , Misugusugu Ward, Saeni Street, Pwani Region;**

AND WHEREAS the Seller, of their own free will, sound mind, and without any coercion, is willing to sell the said piece of land to the Buyer, and the Buyer, being of sound mind and without any coercion, has agreed to purchase the said land under the terms and conditions specified in this agreement;

NOW THEREFORE, this agreement witnesses the following:

1. The Seller has sold and the Buyer has agreed to purchase and own the said land along with all developments and anything growing on it, without any objection.
2. In this agreement, the term "**LAND** " shall refer to a parcel of land plot no 3 measuring (**9.3 acres**) located at **Saeni Street, Misugusugu Ward, Kibaha Township , Pwani Region.**
3. The Seller sells and the Buyer purchases the said piece of land for a total sum of **Tanzanian Shillings One Hundred and Thirty -Two Hundred**

Million Only (Tshs. 130,200,000/=), which has been fully paid at the time of signing this agreement

- 4. Though NMB ACCOUNT 21210091195 XIN JIA INDUSTRIAL PARK TANZANIA LTD.**
- 5.** Upon signing this agreement by both parties and the completion of all payments, the land shall become the lawful property of the Buyer, who shall have full rights to own and develop the purchased land without any interference.
- 6.** The Seller shall be obliged to hand over all relevant documents related to the ownership of the land upon full payment and shall cooperate when needed during the formalization process of the said land.
- 7.** The Seller affirms that they are the sole legal owner of the said land, with the ultimate authority over it. Furthermore, the land is free from any encumbrances, has not been mortgaged or pledged, and there is no other person, family member, relative, or friend who owns or claims any ownership, share, or interest of any kind in the said land.
- 8.** The Buyer confirms that they shall bear all costs and make all legally required payments during the formalization of the said land.
- 9.** Both parties agree that this agreement is binding and permanent and shall be enforceable upon them and their heirs, relatives, and legal representatives.
- 10.** Both parties agree that this agreement shall be governed by the laws of the United Republic of Tanzania relating to contracts and any amendments thereto.
- 11.** In the event that any dispute arises between the two parties, such dispute shall be resolved in accordance with the laws of the country in effect at that time.
- 12.** That both parties have agreed that the courts of the United Republic of Tanzania shall have final jurisdiction over the resolution of any disputes related to this contract.

IN WITNESS WHEREOF, both parties have set their hands and signed on the day and year indicated below;

SIGNED and PRESENTED

By **XIN JIA INDUSTRIAL PARK TANZANIA LTD**

Whom I personally know /

Has been introduced to me by today

Date:15..... Month:08..... Year: 2025



WITNESS 1

Name: REHEMA AITHUMANI KUNGA

Signature: Rehema

Address: 0769-552355

Relationship: TRANSLATOR

WITNESS 2

Name: CHENG RANOT

Signature: [Handwritten Signature]

Address: 0740-668754

Relationship: Friend

BEFORE ME

Name: EDEN ELIAKIM KIKURA

Signature: [Handwritten Signature]

Address: 62299 DAR-ES-SALAAM

Title: ADVOCATE



SIGNED and PRESENTED

By **LIAN YU SHUN TIAN CO. LIMITED**

Whom I personally know .

Date:15..... Month:08..... Year: 2025



WITNESS 1

Name: MA, CHUNMING
Signature: 马春明
Address: 0752-917077
Relationship: Friend

WITNESS 2

Name: He, chanJun
Signature: 何灿军
Address: 0762180777
Relationship: Friend

BEFORE ME

Name: EDEN ELIAKIM YIKIR
Signature: Eden
Address: 62299 DAR-ES-SALAM
Title: ADVOCATE

