

**THE AGREEMENT FOR LAND SALE FOR THE LAND LOCATED AT RUNGEMBA
VILLAGE IN RUNGEMBA WARD
WITHIN MUFINDI DISTRICT IN IRINGA REGION**

THIS AGREEMENT is made this **26th** Day of **August 2025**

Between

MARIA KALASI LULANDALA of P.O. Box **115 MAFINGA-IRINGA** (hereinafter referred to as "the Vendor") of the part.

AND

VIVA CHEM INDUSTRIES LIMITED (The registered Company limited by shares) of P.O. BOX **11153 DAR-ES SALAAM** (hereinafter referred to as "the Purchaser") of the other part.

WHEREAS

The Vendor is the lawful owner of unsurveyed land measured eight acres (8) located at Shuleni suburb within Rungemba village in Mufindi district at Iringa region.

AND

WHEREAS the Vendor is desirous of selling to the Purchaser and the Purchaser is desirous of buying from the Vendor, the said land at the **CONSIDERATION of one hundred twenty five MILLION TANZANIAN SHILLINGS. (TSHS. 125, 000, 000/=)** only, free from any encumbrances whatsoever.

NOW THAT THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That, the Vendor being a person of sound mind, without coercion, intimidation and free -from influence except for her own benefit is desirous of selling her lawful above described farm land.
2. That, the Purchaser being an artificial person of sound mind, without coercion, intimidation and free -from influence except for her own benefit is desirous of buying the above described farm land from the Vendor.
3. That, the land farm is located along the main road of Iringa to Mbeya road at Rungemba village.
4. That, the payment for the farm land shall be paid in two instalments as follows;-
 - i. That, in **20th August 2025** the Purchaser paid Tanzania shillings fifty million **(50,000,000/=)**.
 - ii. That, on **26th August 2025** the purchaser paid Tanzanian Shillings Seventy five million **(75,000,000/=)** being the remaining sum for the sale of the said land.
5. That, on **26th August 2025** the purchaser paid Tanzanian Shillings Seventy five million **(75,000,000/=)** and that forty five million **(45,000,000/=)** was deposited through bank Account of the vendor and thirty million **(30,000,000/=)** was paid in cash to the vendor.

6. That, the Purchaser shall pay and acknowledge receipt of Tshs. **125, 000, 000/=** upon signing the sale agreement.
7. That, the Vendor shall handle the said farm land and the relevant documents pertaining to the land to the Purchaser immediately after signing the agreement and upon receiving the purchase price.
8. That, the Vendor undertakes to indemnify the Purchaser against all actions, proceedings, claims and demands arising out of the farm land and in connection with or incidental to the breach by the Vendor of this undertaking and covenants herein contained.
9. That, the Purchaser shall bear all the costs from registration fees, payment of relevant taxes and change of title of the said land.
10. That, the sold farm land is bordered by the following :-
 - i) In the Northern part the sold land is bordered by FIKIRI MUYATO
 - ii) In the Southern part the sold land is bordered by KALIBALA
 - iii) In the East part the sold land is bordered by KALIBALA KUU
 - iv) In the West the sold land is bordered by M/O
11. That, this sale agreement will be protected and interpreted by the laws of the United Republic of Tanzania.

IN WITNESS THEREOF the parties hereto executes presents having read and understood, in the manner and on, the day, and year hereinafter appearing.

Sworn at Iringa by the said **HILLARY MARIA KALASI LULANDALA** who is known to me personally in MY PRESENCE this 20th Day of August 2025


VENDOR



NAME: PATRICK GEORGE BINON

SIGNATURE: 

QUALIFICATION: WITNESS

POSTAL ADDRESS: 9324-DAR-ES-SALAAM.

NAME: NESTORY SIMON SALIKA

SIGNATURE: WITNESS 

QUALIFICATION: WITNESS.

POSTAL ADDRESS: 115 - Mafinga'

NAME: TALIKISIA GEORGE SANGA

SIGNATURE: Talikia

QUALIFICATION: WITNESS

POSTAL ADDRESS: 115 MAFINGA'

NAME: JAMILA GEORGE BINI

SIGNATURE: Jamila

QUALIFICATION: WITNESS

POSTAL ADDRESS: 115

NAME: ONOLINA G. SANGA

SIGNATURE: O. Sanga

QUALIFICATION: WITNESS

POSTAL ADDRESS: 115

NAME: ASHIBAE G. SANGA

SIGNATURE: A. SANGA

QUALIFICATION: WITNESS

POSTAL ADDRESS: 115 - Mafinga.

NAME: FIKIRI 'B' MGAYA

SIGNATURE: [Signature]

QUALIFICATION: THE CHAIRMAN OF RUNGEMBA VILLAGE

POSTAL ADDRESS: 76 - MAFINGA FIKIRI B. MGAYA

NAME: TALIKISIA GEORGE SANGA

SIGNATURE: [Signature]

QUALIFICATION: THE EXECUTIVE OFFICER OF RUNGEMBA VILLAGE

POSTAL ADDRESS: 76

AFISA MTENDAJI
KIJUJI CHA RUNGEMBA

Salome UJI Mataka

Sworn at Iringa by the said
VIVA CHEM INDUSTRIES LIMITED
who is known to me
personally in my presence this 20TH
Day of August 2025

PURCHASER



NAME: SEVERIN DAMAS MMALABA

SIGNATURE: _____

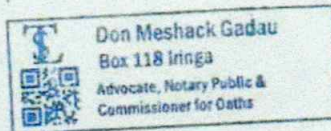
QUALIFICATION: WITNESS

POSTAL ADDRESS: _____

BEFORE: DON MESHACK GADAU.

NAME: [Signature]

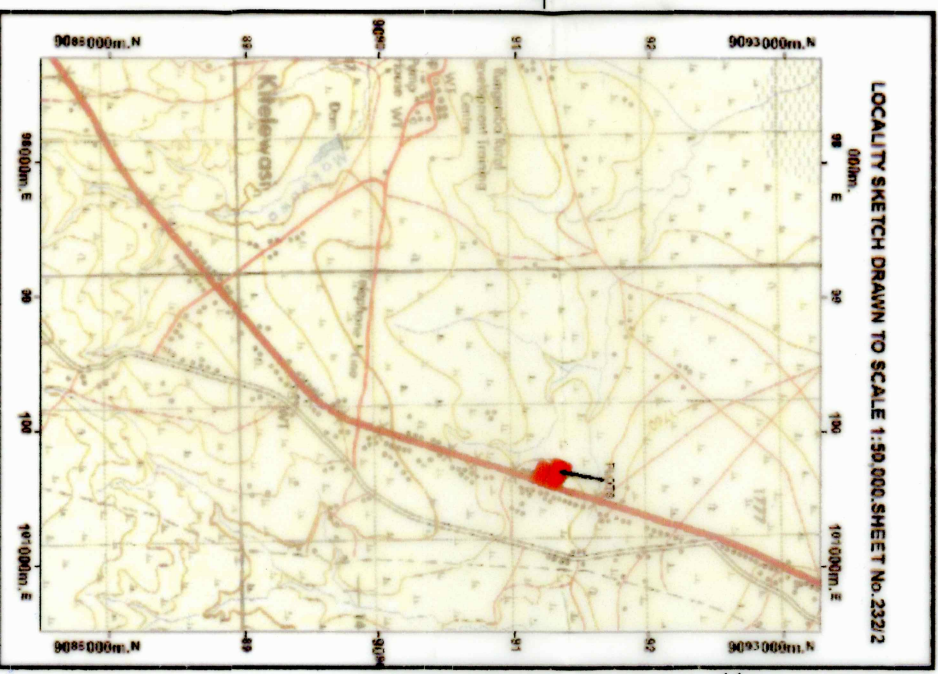
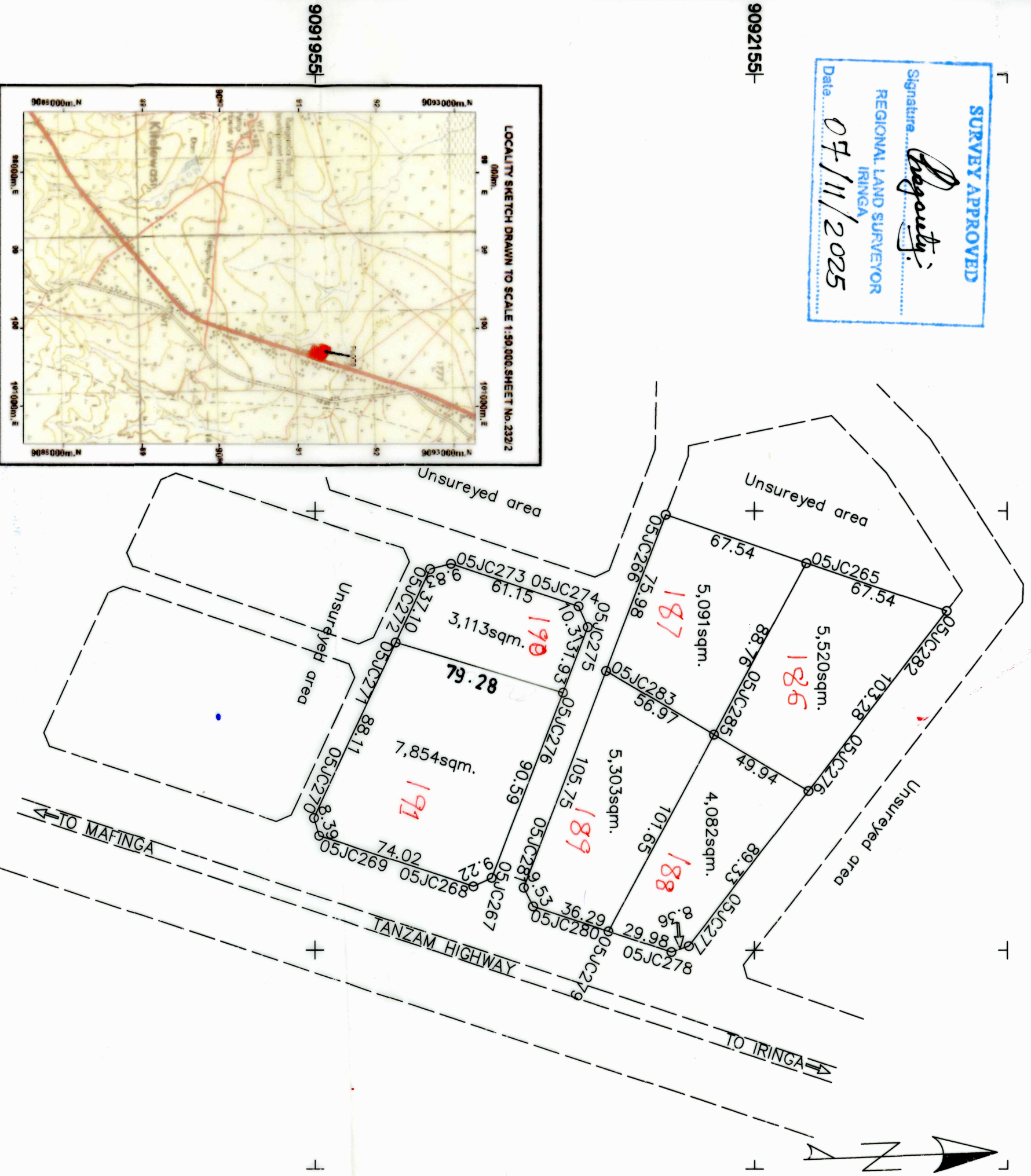
QUALIFICATION: COMMISSIONER FOR OATHS



POSTAL ADDRESS: 118 - IRINGA

SURVEY OF PLOTS No. **186-191** BLOCK **B** AT RUNGEMBA-MAKWAWA
 MAFINGA TOWN COUNCIL

SURVEY APPROVED
 Signature: *Rajababu*
 REGIONAL LAND SURVEYOR
 IRINGA
 Date: 07/11/2025



TP DRAWING NO. 07/MTC/197/072025

DATUM: WGS84(TAREF11)

9091755-761294

761494

SCALE: 1: 2000

761694

Comps No. **E¹⁴ 530D**
 MP No. **232/11/1**
 Std Sheet No. **232/11**
 Action CC.....
 Plan No. **E¹⁴ 530/204**

- Amendments Made by:
Sabanya (Plot No) 06/11/2025
-
 -
 -
- Photostat Copies Sent to:
-
 -
 -

Plan Drawn by I. Rajababu
 I hereby certify that the survey represented
 by this plan was carried out in accordance
 with survey regulations.
 Date:

Rajababu
RASHID MGAMBO
 TOWN LAND SURVEYOR
 MAFINGA

Registered Plan No. **215784**