



**KAMAKA**  
TUNJUNGI PEMOLAJA

Head Office  
Nyerere/Pugu Road, Opp. M. I. Park, Arusha  
P. O. Box 78570 Dar es Salaam, Tanzania  
Branch  
Tabata: Nelson Mandela Road, Plot No. 34  
+255 758 227 022 +255 066 220 322  
+255 758 227 022 +255 066 220 322  
TIN: 102 158 008 VBN: 13 016714-H

Date: 13<sup>th</sup> October 2023

REF: MIP/KMK/OT/08/2023

To: Director  
UC GENERAL INVESTMENT LIMITED  
DAR ES SALAAM

**RE: OFFER LETTER FOR THE PURCHASE OF INDUSTRIAL PLOT NUMBER 171 AT  
KIBAHA, COAST REGION**

Refer to the above heading. We are proposing to sell plot number 171 at The Modern Industrial Park to you as we have met, discussed and visited the site. Below are the terms of payment, mode of payment and declaration

Plot Number:	Block No:	Total Area (Square Meters)	Municipality	Region
171	B	9,601	Kibaha	Coast

L.O. Number: 1071927

L.D. Number: LD/PW/14276

Certificate Number: 17356

**1. TERMS OF PAYMENT**

- i.) The purchaser has chosen to pay as per payment schedule herein
- ii.) The Vendor will transfer the Title Deed for the plot after completion of payment as per the chosen payment plan.

<b>Payment Schedule for Plot No: 171</b>			
<b>SR</b>	<b>Size of the Plot</b>	<b>Rate / SQMA USD</b>	<b>Total Amount in USD</b>
<b>1</b>	<b>9,601</b>	<b>17</b>	<b>163,217.00</b>
<b>SR</b>	<b>Payment</b>	<b>% Payment</b>	<b>AMOUNT USD</b>
<b>1</b>	<b>Full Payment - October 2023</b>	<b>100.0%</b>	<b>163,217.00</b>
	<b>TOTAL</b>		<b>163,217.00</b>

2. The purchaser shall pay the vendor the above-mentioned consideration through vendor's **ESCROW** account number with the below mentioned details and according as per details attached herewith.

**Bank Name:** CRDB BANK

**Account Holder's name:** KAMAKA COMPANY LIMITED

**Account No:** 0250450442501

**Branch:** TABATA BRANCH
  
3. In case of default in the schedule of payment by the purchaser for any installment, demand notice shall be issued within thirty (30) days after due date to remind them about the pending payment. Then if the purchaser continues to default to pay the next (second) installment he/she will be issued a fourteen (14) days notice after the due date. In the event the purchaser fails to honor the outstanding payments as per the default notices, then the defaulter will be issued with the final demand letter to pay the whole outstanding amount within seven (7) days. Failure to honor the demand letter shall amount to the coming of an end of the contract or automatic termination without any further notice. And terms and conditions of paragraph number 1 above shall be complied with.
  
4. Purchaser will be furnished with the sale agreement after accepting terms and conditions of this offer letter.
  
5. This Offer letter should be accompanied with Industrial Park Development and Management Policy

For further information, please feel free to contact us through the following mobile/what up number +255 765 516 666, +255 752 337 711 or +255 756 094 884

Kind Regards,

KAMAKA COMPANY LIMITED

Akif Halit Kara

DIRECTOR



**PURCHASER DECLARATION:**

I UWIMANA CELESTIN on behalf of UC GENERAL INVESTMENT LIMITED hereby declare that I/we have read and understood the terms and conditions as well as payment plan of this offer letter for the purchases of Industrial Plot number 171 At Kibaha, Coast Region and I have decided to choose the above plan till I complete the full payment as required.

Customer Acceptance

Name: UWIMANA CELESTIN

Signature: 

Stamp: