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Handwritten signature or initials in blue ink.

MUNA AND COMPANY ADVOCATES
2nd Floor, Right Wing
Room No. 60
CCM Regional Block
Makongoro Road
P.O Box 2824
Mwanza Tanzania

DRAWN AND PREPARED BY

FOR THE SALE OF FARM LOCATED AT NYAMILAMA HAMLET, LUGEYE
VILLAGE, KITONGOSIMA WARD, MAGU DISTRICT WITHIN MWANZA
REGION TANZANIA.

SANTAI INVESTMENT COMPANY LIMITED

AND

EZEKIEL JOSEPH SULE

BY AND BETWEEN

AGREEMENT FOR SALE OF LAND

AGREEMENT FOR SALE OF LAND

This Agreement is made at MWANZA this 14th day of August 2025

BY AND BETWEEN

EZEKIEL JOSEPH SULLE, a natural person living and working for gain in **MWANZA-TANZANIA**, Holding Citizen Identification Number **19821129-33224-00001-26** and whose Phone Number is **0678 764 035**, hereinafter called the **VENDOR** on one part.

AND

SANTAI INVESTMENT COMPANY LIMITED of Postal Office Box **38556-DAR ES SALAAM, TANZANIA** and **Tell 255 754 024 285** hereinafter called the **PURCHASER** on the other part.

WHEREAS the Vendor is the lawful owner of the Farm/land measuring **Twenty four (24) Acres** Situated at Nyamilama **Hamlet**, Lugeye **Village**, Kitongosima **Ward**, Magu **District** in **Mwanza Region- Tanzania AND WHEREAS** the said farm is bounded and have the following neighbour/Boundaries;-

North side of the said farm is bounded with **Selemani Mussa's Farm**.

South side it demarcated/adjacent with the Farm of **Mageni Mlagaja**.

West side it demarcated/bounded with the farm of **Ngelela Evarist**.

East side the farm is bounded/demarcated with the farm of **Kabula Mayegi**

AND WHEREAS the Vendor being an adult of sound mind has offered to sell the said farm to the Purchaser together with all exhausted and un-exhausted improvements made, carried and undertaken on the farm where the said farm is situated, subject to the terms and conditions hereinafter appearing, and **WHEREAS** the Buyer/purchaser has inspected the said land and is satisfied and willing to purchase it as it is more particularly described herein;

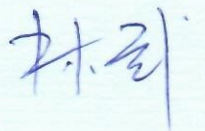
NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That, the Seller/vendor, of his own free will, agrees and has accepted to sell the aforementioned 24-acre land/farm to purchaser and the Purchaser, of his own free will, agrees and has accepted to buy the said farm/land free from any encumbrances, lien or third party notice for a consideration of **Tanzania Shillings One hundred Million only (100,000,000/=Tsh)** (hereinafter called the purchase price).
2. The said purchase amount/price of Tanzania **Shillings One hundred Million only (100,000,000/=Tsh)** has been paid in **two installment**. For **first Installment's Payment**, Purchaser has paid the Vendor **Tanzania Shillings Fifty Million only (50,000,000/=Tshs)** on **10/06/2025** through vendor's **NMB Bank Account No.**



32910008886 with account Name **EZEKIEL JOSEPH SULLE**. For **Second Installment's Payment**, the purchaser has paid the vendor the remaining amount of **Tanzania shillings Fifty Million (50,000,000/=Tshs)** only on **31/08/2025** through vendor's **NMB Bank Account No. 32910008886** with account Name **EZEKIEL JOSEPH SULLE**.

3. That, the purchaser buys the said farm from the Vendor purposely for investment.
4. That, the vendor warrant and represent to the purchaser that the property is not subject to the boundary disputes or any court proceedings, the said farm free from any encumbrances, lien or third party notice, it is free from Mortgage and gift and it is not subject to the matrimonial rights.
5. That, the vendor covenants to the purchaser that he shall issue vacant possession immediately after the execution of sale agreement.
6. That, all cost and taxes concerning the issue of obtaining title deed/ certificate of right of occupancy of the farm subject to this contract shall be payable by the purchaser.
7. That, the vendor/seller hereto agrees to provide necessary cooperation to the Purchaser, to any other officer duly authorized in that behalf to this disposition and to give cooperation to any other appropriate authority to this disposition whenever it will be needed in completing the **transfer of ownership** from himself to the Buyer.
8. That, since the Vendor (**EZEKIEL JOSEPH SULLE**) confirms and accepts having received the **entire amount of TSh 100,000,000/=** (hereinafter called the agreed purchase price of the said Land) from the Buyer (**SANTAI INVESTMENT COMPANY LIMITED**), then as from the date of signing this Agreement, the Buyer becomes the **legal owner** of the said land. This contract is binding on both parties to this contract and shall bind their **heirs, relatives, and legal representatives**.
9. That, immediately after signing this sale agreement, the Vendor shall surrender and **hand over all original documents of ownership/** all the relevant documents concerning to the ownership of the said farm) to the Buyer/purchaser.
10. That, the Vendor shall absolutely and unconditionally be responsible to give the purchaser the road/way to pass and the cost to prepare the way/Road to pass shall be on part of the purchaser.
11. That, this contract is valid from the date of signing it by the parties to this contract. Parties to this contract agree and promise to honor and to respect their agreements in this contract.



12. That, this Agreement has been prepared/ written in both **Swahili (Kiswahili) language and English Language**, and in the event of any discrepancies between the two, the **English version shall prevail**.
13. That, this Agreement shall be governed by the **Laws of Contracts of Tanzania, Land Laws of Tanzania**, and **other applicable laws of Tanzania**.

IN WITNESS WHEREOF, the vendor (Seller) and the Purchaser (Buyer) have hereunto set their hands and signed this Agreement on the date, month, and year mentioned below;-

SIGNED and DELIVERED at **MWANZA** by the said **EZEKIEL JOSEPH SULLE** who known to me Personally/ Identified to me by the said... Letter being known to me personally this **14th** day of **August, 2025**.

VENDOR



BEFORE ME:-

Name: **DUTU FAUSTINE CHEBWA**

Signature:

Postal Address: **P.O BOX 2824-MWANZA**

Qualification: **ADVOCATE/NOTARY PUBLIC.**



SIGNED and DELIVERED at **MWANZA** by the said **LIN WU** the Director of **SANTAI INVESTMENT COMPANY LIMITED** who known to me Personally/ Identified to me by the said... Letter being known to me personally this **14th** day of **August, 2025**.

PURCHASER (Director)



BEFORE ME:-

Name: **DUTU FAUSTINE CHEBWA**

Signature:

Postal Address: **P.O BOX 2824-MWANZA**

Qualification: **ADVOCATE/NOTARY PUBLIC.**



AFFIDAVIT AS TO SPOUSE'S CONSENT

I, **DIANA PROSPER SYLIVESTER**, adult of sound mind, Christian of **MWANZA-TANZANIA** and whose phone number is **0767 556 510** do hereby swear and state as follows:-

1. That, I am the wife of **EZEKIEL JOSEPH SULLE** who is the lawful owner of 24 acres un-surveyed farm Situated at **Nyamilama Hamlet, Lugeye Village, Kitongosima Ward, Magu District** in Mwanza Region- Tanzania.
2. That, the said farm have the following Neighbour/Boundaries:- at the **North side** the said farm is demarcated with **Selemani Mussa's Farm**, at **South side** it demarcated/adjacent with the Farm of **Mageni Mlagaja**, at the **West side** it demarcated with the farm of **Ngelela Evarist** and at the **East side** the farm is demarcated with the farm of **Kabula Mayegi**.
3. That, My husband **EZEKIEL JOSEPH SULLE (vendor)** has willfully agreed to sell the said farm to the **SANTAI INVESTMENT COMPANY LIMITED (Purchaser)** for investment purposes for consideration of **Tanzania shillings One Hundred Million Tu (100,000,000/=Tsh)**.
4. That, since **SANTAI INVESTMENT COMPANY LIMITED (purchaser)** has paid **EZEKIEL JOSEPH SULLE (vendor)** the sum of **Tanzania shillings One Hundred Million Tu (100,000,000/=Tsh)** into **two installment**, I do hereby state that I have carefully read and understand the said agreement/contract for sale of land/farm with specification and description herein above dated on **10th June, 2025** and the contract dated on **14/8/2025** between my husband **EZEKIEL JOSEPH SULLE (vendor)** and **SANTAI INVESTMENT COMPANY LIMITED (purchaser)**.
5. That, I don't have any objection against the sale of the said land/farm. I hereby give Consent to my husband **EZEKIEL JOSEPH SULLE** to sale that farm to **SANTAI INVESTMENT COMPANY LIMITED**.

AND I HEREBY make this declaration conscientiously believing the same to be true and in accordance with the provisions of the **Oaths and Statutory Declarations Act, [Cap 34 R.E. 2023]**.

SWORN at MWANZA by the said
DIANA PROSPER SYLIVESTER } *Diana*
who is known to me personally this }
14th day of August, 2025 } **DEPONENT**

BEFORE ME:

Name; **DUTU FAUSTINE CHEBWA**.

Signature.....*[Signature]*.....

Address: **P.O BOX 2824-MWANZA**.

Qualification: **COMMISSIONER FOR OATHS.**



2025-08-15 08:33:32.032

LocalOutAcks-0000-000000

----- Instance Type and Transmission -----

Notification (Transmission) of Original sent to SWIFT(ACK)
Network Delivery Status : Network Ack
Priority/Delivery : Normal
Message Input Reference : 0833 250815CORUTZTZAXXX0000000000

----- Message Header -----

Swift Input :FIN MT103 Single Custome: Credit Transfer
Sender : CORUTZTZAXXX

Receiver : NMIBTZTZXXXX

FIN Copy Service : TIS

----- Message Text -----

:20: Sender's Reference
561584197ST4469
:23B: Bank Operation Code
CRED
:32A: Val Date /Curr/Interbnk Settl'd Amnt
Date : 2025-08-15T00:00:00.000+03:00
Amount : #TZS50000000.00#
:33B: TZS50000000.00
:50K: Ordering Customer-Name & Address
015C00164PK00
SANTAI INVESTMENT COMPANY
KINONDONI STREETNYANGUGE
:59: Beneficiary Customer-Name & Addr
32910008886
EZEKIEL JOSEPH SULLE
DSMTZ
:70: Remittance Information
BUY LAND
:71A: Details of Charges
SHA
:71F: TZSTZS 0000,0

Na.

Tarehe 15/8 2025

Nimepokea kutoka kwa SANTAI INVESTMENT LTD

Kiasi cha Shilingi LAKI TANO TUU

Kwa malipo ya HALMASHAURI YA KIJIJ

Shs. 500000

AMISA M... WA KIJIJ
Sahiri ya Mpokea
MAGU

TASLIM - HUNDI Na. CASH

地主交给村委会费用.