

**THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999
(NO. 4 OF 1999)**

**CONTRACT FOR DISPOSITION OF RIGHT OF OCCUPANCY
(Under Section 64)**

THIS SALE AGREEMENT is made this¹⁰.....day of¹¹.....2025

BETWEEN

LI WEN CHI of P.O. Box 31829, Dar es Salaam (hereinafter referred to as ("**the Vendor**") the term which within include their heirs, agents and assignees of the title on other part.

AND

LOVELAND INVESTMENT LIMITED of P.O. Box 222, Dar es Salaam (hereinafter referred to as "**the purchaser**") the term which within include their heirs, agents and assignees of the title on other part.

Whereas the vendor is desirous of selling a property known as **Plot No 38 Block "M"** at Kongowe Area, Kibaha Town Council, which is among the plots resulted after surrender, planning and survey of the former **Farm No 1816** which was located at Kongowe and registered under Certificate of Title No. **52036**. The plot is currently not allocated after surrender of the former farm.

Whereas the purchaser is willing to purchase the same.

And whereas the Vendor is desirous of selling and transferring the said property and the Purchaser intends to buy the same.

Now this agreement witnesses as follows:

[1] The total consideration for the sale is TZS 300,000,000/= (Tanzania Shillings Three Hundred Million Only) payable in **THREE** equal installments as follows:

[2] First Installment of TZS 100,000,000/= (Tanzania Shillings One Hundred Million) to be paid upfront on the date of signing the contract.

[3] The second installment of TZS 100,000,000/= (Tanzania Shillings One Hundred Million) to be paid after consent for disposition has been granted by appropriate authority and the Capital Gains Tax clearance certificate has been obtained from the Tanzania Revenue Authority.

[4] The third installment which is the final amounting to TZS 100,000,000/= (Tanzania Shillings One Hundred Million) shall be paid upon proof of completion of the transfer process and registration and all the documents handled to the purchaser.

[5] All payments shall be channeled through ICB Bank Account **No. 0017842840201** in the name of **LI WEN CHI**.

[6] The purchaser shall take full possession of the premises immediately after payment of the final installment.

[7] The Purchaser shall be responsible for payment of stamp duty, registration and all other fees related to transfer.

[8] The vendor gives warrant that in case of consent needed from the heirs or any other person or partners, the same has been obtained prior to the execution of this deed.

[9] The vendor shall be responsible for payment of Capital Gains Tax and all unpaid dues related to land occupancy prior to the date of signing of this agreement.

[10] The vendor shall introduce the purchaser

[11] In case of reasons advanced by the authority which may bar the property from being allocated to the purchaser, in event the allocation is denied, the vendor shall promptly pay back the amount of money incurred by the purchaser to purchase the property and all other related costs and parties will revert to their former positions.

[12] Without prejudice to the generality or any other aforementioned obligation non-performance of the above terms and conditions shall be a breach of the terms of this agreement and part in default will be exposed and subject to liability and consequences for the breach.

IN WITNESS WHEREOF the parties forenamed have put their hands on these presents on the day and the year and in the manner hereinafter appearing.

SIGNED and DELIVERED by the said **LI WEN CHI**

who is known to me personally/identified to me by

..... the latter being known to me personally in my presence this...10 day of.....11.....2025

Name: Juma MGAYA MNDEME
Signature: [Handwritten Signature]
Postal Address: 9960, D.S.M
Qualification: Advocate

[Handwritten Signature]



SEALED with the common **SEAL** of the said **LOVELAND INVESTMENT LIMITED** and **DELIVERED** in the presence of us this 10 Day of 11 2025.

Name:.....CHEN NUO.....
Signature:.....陈诺.....
Postal Address:.....P.O.Box 222.....
Qualification:.....DIRECTOR.....

Name:.....CHEN PEI RAN.....
Signature:.....陈沛然.....
Postal Address:.....P.O.Box 222.....
Qualification:.....DIRECTOR.....



DRAWN BY:
LIWEN CHI
P.O. BOX 31829
DAR ES SALAAM