



THE UNITED REPUBLIC OF TANZANIA
PRESIDENT'S OFFICE
REGIONAL ADMINISTRATION AND LOCAL
GOVERNMENT



TANGA CITY COUNCIL

In reply please quote:

Ref. No. AD.240/356/1/17

23rd May, 2025

TO WHOM IT MAY CONCERN

**RE: REQUEST FOR CONFIRMATION OF LAND PURCHASE-SUPPORT DOCUMENT
FOR CUSTOMS CLEARANCE**

Please make a reference to a heading above.

2. We are pleased to inform you that Tanga City has received a letter from Nanfang Building Materials Company Ltd dated 19th May 2025 with the caption above to request for the confirmation of land purchase for investment in Tanga City.
3. Our office is therefore giving the confirmation on acquisition of Industrial Plots No. 629 and 630, Block "N" situated at Pongwe Industrial Area, Tanga City by Nanfang Building Materials Company Ltd. That, the two mentioned plots have been officially acquired by the said company from Tanga City.
4. That, Nanfang Building Materials Company Ltd being a foreign company, legal procedures on titling are underway.
5. That, Nanfang Building Materials Company Ltd may be given any necessary service from your office that may need proof of land ownership while the Authority is hardly working on legal preparation of the Title Deed.
6. That, it is our hope this information will provide necessary help for you to proceed with helping the investor on proof of land ownership matters.

Sincerely;

Lusajo Gwakisa
For, CITY DIRECTOR

THE LAND ACT NO.4 OF 1999

SALE AGREEMENT

BETWEEN

TANGA CITY COUNCIL

AND

NANFANG BUILDING MATERIALS COMPANY LIMITED

**CONCERNING THE SALE OF INDUSTRIAL PLOT SITUATED ON A
PARCEL OF LAND BEING PLOT NUMBER 630 BLOCK "N", PONGWE
PINGONI LOCATED AT PONGWE, TANGA CITY COUNCIL**

SALE AGREEMENT

This **SALE AGREEMENT** is made this 23th day of APRIL 2025

BETWEEN

Tanga City Council a city council located in Tanzania Mainland with its offices at Tanga and of Postal Office Box Number 178, Tanga Region, Tanzania, (hereinafter called the "**Vendor**") of the one part;

AND

Nanfang Building Materials Company Limited, a Limited liability Company incorporated in Tanzania, of Postal Office Box Number 1560, Tanga Region, Tanzania (hereinafter called the "**Purchaser**" which expression shall include and extend to persons deriving ownership under the Vendor, its successors and assigns) of the other part;

PREAMBLE

WHEREAS:

- A. The Vendor is the owner of the land Plot No **630** block "**N**" situated on Pongwe – Pingoni, Tanga City Council.
- B. The Vendor has considered and agreed to sell and transfer the said parcel of land to the Purchaser and the Purchaser has agreed to purchase the said parcel of land on terms and conditions as hereinafter appearing.

NOW THIS SALE AGREEMENT WITNESSETH AS FOLLOWS:

ARTICLE 1

1.0 DEFINITIONS

1.1 In this Sale Agreement unless the context otherwise provides:-

"Agreement" means this Sale Agreement between the Vendor and the Purchaser leading to the transfer of a parcel of land comprised Plot No **630** block "**N**" situated on Pongwe-Pingoni, Tanga City Council.

"Parties" mean the signatories to this Agreement;

"Purchase Price" means the number of **Tanzanian Shillings Forty six million, One Hundred Sixty Thousand**

Vendor's Initials, 1

Purchaser's Initials,



Tanzanian Shillings (T.SHS. 46,160,000.00)
only payable to the Vendor by the Purchaser as
consideration for the purchase of the Property;

"T.SHS" means Tanzanian Shillings, the currency of the
United Republic of Tanzania;

- 1.2 References to the singular include, when the context so admits,
references to the plural and vice versa.
- 1.3 Words importing the masculine gender shall include the feminine gender
and vice-versa and words importing persons shall include companies.
- 1.4 The headings as used in this Agreement are for convenience of reference
only and shall not affect the construction of any of the terms and
provisions hereof.

ARTICLE 2

2.0 LAND EARMARKED FOR SALE

- C. The Property to be sold to the Purchaser is a parcel of land being Plot
No 630 block "N" situated on Pongwe - Pingoni, Tanga City Council.

ARTICLE 3

3.0 CONSIDERATION AND MODE OF PAYMENT

- 3.1. In consideration of the Purchaser paying the sum of **Tanzanian
Shillings Forty-Six Million, One Hundred Sixty Thousand
Tanzanian Shillings (TSHS. 46,160,000.00)** only payable to the
Vendor as consideration for the purchase of the parcel of land described
hereinabove to, free from any encumbrances.
- 3.2. Provided always that the Purchase Price shall be paid by the Purchaser
to the Vendor in one installment.

ARTICLE 4

4.0 THE VENDORS' COVENANTS

- 4.1 The Vendor hereby covenants to the Purchaser as follows:
 - 4.1.1 The Vendor shall, upon payment of all required money,
assist in the process of granting the Title Deed of the plot.
 - 4.1.2 That the Vendor hereby agrees to provide a Letter of
Introduction to the Tanzania Investment Centre (TIC) to
facilitate the Purchaser's registration, investment

Vendor's Initials,

2

Purchaser's Initials,



facilitation, and compliance with all applicable investment requirements in Tanzania.

ARTICLE 5

5.0 THE VENDOR WARRANTIES

5.1 The Vendor hereby warrants to the Purchaser as follows:

5.1.1 The Vendor has good marketable title to the parcel of the land and that the Property is not subject to any mortgage, charge, lien, lease or other encumbrance of any nature whatsoever.

5.1.2 That the land has never been allocated to another person before.

ARTICLE 6

6.0 THE VENDOR'S AND PURCHASER'S COVENANTS

6.1 The Vendor and the Purchaser hereby expressly agree that the completion of this Agreement will take place on the happening of the following events:

6.1.1 Title deed has been approved by the Commissioner of Lands or his appointee.

6.1.2 Registration of the Purchaser as the registered owner of the said Right of Occupancy.

ARTICLE 7

7. NOTICE

7.1 Any notice or demand hereunder may be duly given to either party by prepaid post letter or hand delivery by dispatch and duly acknowledge.

7.2 For the purpose of notice by one party to the other party in this Agreement, herein below are the parties addresses;

FOR THE VENDOR:
P.O.BOX 178 TANGA

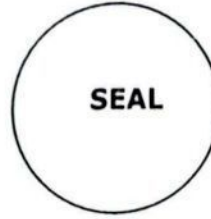
FOR THE PURCHASER:
P.O.BOX 1560, TANGA

Vendor's Initials,

3

Purchaser's Initials,

SEALED with a COMMON SEAL of the said
~~ANFANG BUILDING MATERIALS~~ ^{COMMON} LIMITED, and
DELIVERED in our presence this 23th day
of APRIL 2025.



PURCHASER

NAME: CHEN RUFENG

SIGNATURE: 陈如丰

QUALIFICATION: _____

POSTAL ADDRESS: _____

NAME: YANG GUOJING

SIGNATURE: 杨国景

QUALIFICATION: _____

POSTAL ADDRESS _____

Vendor's Initials,

5

Purchaser's Initials,



CRDB BANK PLC
CASH DEPOSIT/WITHDRAWAL FORM
FOMU YA KUWEKA/KUTOA FEDHA TASLIM

Date/Tarehe

Branch/Tawi

Account Number
Namba ya Akaunti

2025-04-12 10:53:03

Account Holder's Name
Mzee J. Mwanje Akaunti

Masera Branch

U15U456363SUU

UEFG LANGACU

Deposit/Withdrawal
Kuweka/Kutoa

Cheque and Cheque
Kwacha au kina au fedha



Transaction No.
UEFG PAYMENTS

Tsh 4,000,000.00 TZS

CR

Signature/Sahihi

FBA1001744445A1

Name: NANE ANO BUILDING MATERIALS COMPANY

Mobile: 255100000000

Customer Name
Bill No. 002700200205

Provider: Tanga City Council

Email: default@tauni.go.tz



Description of Payment (Mwongozo wa Maudhui)
This receipt is valid only if printed, signed by the customer, countersigned and stamped by the bank.