

# LAND SALE AGREEMENT

BETWEEN

BALTHAZAR MICHAEL MSANYA

AND


PARADISE & WILDERNESS LIMITED

FOR

PROPERTY MEASURING 35,352 SQUARE METRES BLOCK A  
PLOT NO. 2 MIGOMBANI AREA, MONDULI DISTRICT  
ARUSHA REGION

DRAWN BY  
LEGALBASE ASSOCIATES (ADVOCATES),  
P.O. BOX 00720  
DAR ES SALAAM

VENDOR BMM

  
PURCHASER

# LAND SALE AGREEMENT

This Agreement is made at Dar es Salaam on this 22<sup>nd</sup> day of January 2025.

## BETWEEN

BALTHAZAR MICHAEL MSANYA of P.O. Box 3105 MOROGORO WITH Phone No. 0754372926 ("the VENDOR" which expression shall where the context so admits include his successors and assigns in title) of the one part.

## AND

PARADISE & WILDERNESS LIMITED of P. O. Box 11581, DAR ES SALAAM (hereinafter referred to as "PURCHASER" which expression shall where the context so admits include their successors and assigns in title) of the other part;

WHEREAS THE VENDOR is the legal owner of PLOT NO. 2 BLOCK 'A' comprised in Certificate of Title No. 12647 situated at MIGOMBANI AREA, IN MONDULI DISTRICT within ARUSHA Region and he has good title to the PLOT, full authority to sell and transfer the plot together with improvements thereon (hereinafter called "the Property").

WHEREAS THE VENDOR IS DESIROUS OF SELLING THE PROPERTY TO THE PURCHASER and the PURCHASER is willing to buy the said property with all developments thereon from the VENDOR for a consideration stipulated hereinafter as the Purchase Price free from any encumbrances.

WHEREAS the "PURCHASER" has made due diligence which has established that the vendor is legal owner of the property described above unless it has been obtained otherwise.

AND WHEREAS the Property is in a surveyed area situated at MIGOMBANI AREA, MONDULI DISTRICT within Arusha Region which is sold to the Purchaser strictly on an "AS IS" and "AS AVAILABLE" basis.

NOW THEREFORE the VENDOR AND PURCHASER (each a party and collectively, the parties) in consideration of the mutual covenants, conditions and promises hereinafter contained in this lease agreement and intending to be legally bound, agree as follows: -

1. The Vendor hereby sells and the Purchasers buy all that property or plot measuring 35, 352 square metres situated at MIGOMBANI AREA, MONDULI DISTRICT, Arusha Region at the Purchase Price of Tanzania Shillings Five Hundred and Fifty Million (TZS. 550,000,000/=) Only free from any encumbrances, liens or adverse claims of any third party.
2. The Agreed amount shall be paid in a Single instalment on the day and date of signing this deed of sale and it shall be effected through Vendor's Bank Account with the following details;

VENDOR BMM

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PURCHASERS

Account Name: BALTHAZAR MICHAEL MSANYA  
Account No. 01J2075791600  
Bank Name: CRDB BANK

3. On signing this Sale Agreement, the **VENDOR** shall handover the **Subject Property** with all the structures and other development thereon and all original documents in respect of the property to the **PURCHASER** and shall give vacant possession of the Property measuring 35,352 square metres. Provided that the **VENDOR** shall bear all the accrued utility charges (including real asset taxes and levies) up to the date of this Sale Agreement.
4. Following the payment of the Purchase Price herein mentioned the **VENDOR** shall relinquish all his rights to the title of the property in favour of the **PURCHASER** in respect of the property mentioned above.
5. Each party hereto shall bear and pay all its own costs and expenses incurred by it in respect of to the transactions described herein. Fees of third parties including without limitation to attorneys, accounts, brokers, finders, and financial advisors retained by any of the parties hereto shall be for the account of each respective party. All statutory payment related to or contemplated by this transaction shall be in accordance with the governing laws.
6. The parties hereto agree that they shall simultaneously with the execution of the Deed of Transfer for the convenience of the property by the **VENDOR** to the **PURCHASER**, use their best endeavours to seek and obtain or cause to be sought and obtained consent from the Commissioner for Lands or other duly authorised Officer in that behalf to this disposition.
7. This Agreement and the Deed of transfer to be executed by the parties simultaneously herewith are subject to the consent of the Commissioner for Lands being accorded to this disposition. If such consent shall be refused, this Agreement shall become inoperative and the vendors shall forthwith refund the purchase price paid by the **PURCHASER** (excluding statutory fees or other expenses incurred by the **PURCHASER**).

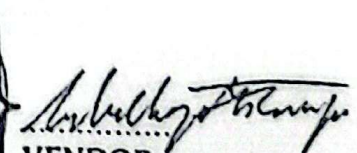

IN WITNESS THEREOF the parties have duly executed these presents at Arusha on the date and in the manner hereinafter appearing;

SIGNED AND DELIVERED at Arusha by the said  
BALTHAZAR MICHAEL MSANYA who is known to  
me personally in my presence this 22<sup>nd</sup> day of JAN 2025

VENDOR BMM

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PURCHASERS

  
VENDOR  


Witness to the Vendor  
Name: AMANI BALTHAZAR MSANYA  
Phone No.+255767640868  
P.O.BOX 71625 D'Salaam  
Relationship: Son to the vendor.

BEFORE ME,

Name..... ONEWO J. KIVUWA  
Signature..... [Signature]  
Postal Address..... 60729 D'SALAAM  
Qualification..... COMMISSIONER FOR BATHS



SEALED at Dar-Es-Salaam with the Common SEAL of  
PARADISE & WILDERNESS LIMITED  
this..... 22nd day of January 2025 } Seal

In the Presence of

1. Name: EGBERT JACOBUS SCHOONVELDE  
Position: Director  
Signature..... [Signature]  
Postal Address: Dar-Es-Salaam
2. MAURICE SCHOONVELDE  
Position: Director  
Signature..... [Signature]  
Postal Address: 11581 Dar-Es Salaam

BEFORE ME,

NAME..... ONEWO J. KIVUWA  
SIGNATURE..... [Signature]  
POSTAL ADDRESS..... 60729 D'SALAAM  
QUALIFICATION..... COMMISSIONER FOR BATHS



Before me;

Name:..... [Signature]  
Signature.....  
Postal Address.....  
Qualification.....

VENDOR BMM

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PURCHASERS [Signature]

(NO. 4 OF 1999)  
TRANSFER OF RIGHT OF OCCUPACY  
(Under Section 62)

Title No.12647  
Plot No 2  
BLOCK NO: A  
LOCATION; MIGOMBANI,  
MONDULI DISTRICT

In Consideration of Tanzania Shillings Five Hundred and Fifty Million, I BALTHAZAR MICHAEL MSANYA, HEREBY TRANSFER to PARADISE & WILDERNESS LIMITED of P. O. Box 11581, DAR ES SALAAM The right of occupancy registered under the above reference.

SIGNED AND DELIVERED at Dar es Salaam by the said BALTHAZAR MICHAEL MSANYA who is known to me Personally this 22<sup>nd</sup> day of January 2025

*Balthazar Msanya*  
TRANSFAROR



BEFORE ME:

Name: ONESMO J KIVUMU  
Signature: *Onesmo J Kivumu*  
Postal Address: 60729 Dar Es Salaam  
Qualification: COMMISSIONER FOR OATHS



SEALED with the common SEAL OF PARADISE & WILDERNESS LIMITED at DAR ES SALAAM in my presence this 22<sup>nd</sup> day of January 2025

.....  
SEAL

In the Presence of

1. Name: EGBERT JACOBUS SCHOONVELDE  
Position: Director  
Signature: *E. Schoonvelde*  
Date: 18-1-2025  
Postal Address: Dar-Es-Salaam

2. MAURICE SCHOONVELDE  
Position: Director  
Signature: *M. Maurice*  
Date: 22-1-25  
Postal Address 11581 Dar-Es Salaam

BEFORE ME:  
Name: ONESMO J KIVUMU  
Signature: *Onesmo J Kivumu*



(NO. 4 OF 1999)  
TRANSFER OF RIGHT OF OCCUPACY  
(Under Section 62)

Title No.12647  
Plot No 2  
BLOCK NO: A  
LOCATION; MIGOMBANI,  
MONDULI DISTRICT

In Consideration of Tanzania Shillings Five Hundred and Fifty Million, I BALTHAZAR MICHAEL MSANYA, HEREBY TRANSFER to PARADISE & WILDERNESS LIMITED of P. O. Box 11581, DAR ES SALAAM The right of occupancy registered under the above reference.

SIGNED AND DELIVERED at Dar es Salaam by the said BALTHAZAR MICHAEL MSANYA who is known to me Personally this.....day of.....2025

  
TRANSFEROR

BEFORE ME:

Name: ONESMO J KIVUMU

Signature:

Postal Address: 60729 Dar Es Salaam

Qualification: COMMISSIONER FOR OATHS



SEALED with the common SEAL OF PARADISE & WILDERNESS LIMITED at DAR ES SALAAM in my presence this.....day of.....2025

.....  
SEAL

In the Presence of

1. Name: EGBERT JACOBUS SCHOONVELDE

Position: Director

Signature.....

Date.....

Postal Address: Dar-Es-Salaam

2. MAURICE SCHOONVELDE

Position: Director

Signature.....

Date.....

Postal Address 11581 Dar-Es Salaam

BEFORE ME:

Name: ONESMO J KIVUMU

Signature: 