

**SALE AGREEMENT FOR AN UNSURVEYED FARM /PLOT SITUATED AT
KIGAMBONI AREA, KIGAMBONI DISTRICT WITHIN DAR ES SALAAM REGION
(Shirikisho Street Somangila ward).**

THIS AGREEMENT is made this²⁰.....day of.....^{May}.....on the year 2025.

BETWEEN

FRANSIS LAWRENCE MASANJA of Post Office Box..... Dar es Salaam Region, Mobile +255(0)715081182(herein after referred to as **"THE VENDOR"**) which expression shall, where the context so admits include his Heirs, Executors, Vendor, Successors and Assigns int the title, of the one part:

AND

HALISI MANUFACTURING CO. LTD of Post Office Box24178 Dar es Salaam Region, Mobile phone No. +255(0)768 000 773 (herein after referred to as **"THE PURCHASER"**) which expression where the contexts so admits include his Successors and Assigns in title, of the other part.

WHEREAS:

- A. The Vendor is the lawful owner of the unsurveyed farm situated at Somangila Village Area, Kigamboni District within Dar es Salaam Region.
- B. The relevant farm which is the subject matter of the Sale Agreement herein is not a matrimonial property. Thus, the Sale Agreement herein shall be dully sanctioned by the consent of Fransis Lawrence Masanja who is the lawful Vendor.
- C. The Vendor is desirous of selling his unsurveyed farm to the Purchaser and the Purchaser is desirous of buying the same from the Vendor (hereinafter also to be referred to as "the property") and both parties have agreed to be bound by terms and conditioned in this agreement.

NOW THEREFORE THIS AGREEMENT WITNESS as follows: -

1. PROPERTY DESCRIPTION

The property which is the subject matter of this contract of sale is the unsurveyed farm, situated at Somangila Village Area, Somangila Ward, Kigamboni District within Dar es Salaam Region. The size of the said unsurveyed plot Measures square meter (19110) Nineteen Thousands one Hundred

6. CONVENANTS BY THE VENDOR

The Vendor covenants with the Purchaser that:

- i. The Vendor has good marketable title of the "Property" which also is not subject to any third-party claim or any other encumbrances whatsoever.
- ii. The Vendor has all necessary power and authority to execute and deliver this Contract and his performance of these respective terms will not result in any breach of any agreement to which the Vendor is party or of any Court order.

7. CONDITION OF PROPERTY

The Purchaser confirms that he had the prior opportunity to inspect the property and has agreed that at the time of inspection, the same was in a good condition.

8. CONSENT TO TRANSFER

The Parties hereto recognize that this contract of sale of unsurveyed farm and its relevant change of ownership thereto are subject to the approval of relevant authorities. The Vendor shall offer all the necessary and lateral cooperation to the Purchaser, for the latter when taking all necessary and reasonable steps to obtain the relevant authorities' consent in his favor.

9. CHARGES, COST, TAXES AND OTHER EXPENSES

- i. The Vendor shall pay initial outstanding Land Rent and Property Tax, if any.
- ii. The Vendor shall pay Local Government levy to be charged at a rate of 2% of the purchase price which amounts.
- iii. The Purchaser shall pay survey cost to be charged at the rate of 5% of the purchase price
- iv. The Purchaser shall pay valuation cost to be charged at the rate of 1% of the purchase price TZS.
- v. The Purchaser shall pay the legal fee to be charged at the rate of 5% of the purchase price through Account No. **0152657436000 CRDB Bank.**
- vi. Purchaser will pay the Vendor via his Chosen Bank Account **0152531276700 CRDB**

10. MISCELLANEOUS CONDITIONS

- i. That modification of and amendments to this sale agreement shall be effective only if made in writing and signed by the parties and in their absence, the duly authorized representatives of the parties.
- ii. That save otherwise expressly provided under this agreement, rights and obligations hereunder re personal to the parties hereto and may, not be assigned at law or in the equity without the prior written consent of the other party.
- iii. That this agreement constitutes the entire agreement between the parties in connection with the subject matter of this agreement, all previous documents, undertakings or agreements, whether verbal, written or otherwise between the parties concerning the subject matter thereof are hereby suspended by this agreement and shall not affect or modify any of the terms or obligations set forth in this agreement.

11. DISPUTIES SETTLEMENT

Both Parties hereby agree that, without prejudice to the right of the Parties under this Contract or under any relevant law, they will use their reasonable endeavor to ensure that all disputes in connection with this Contract are settled amicably. If no resolution shall be achieved the matter shall be referred to the Court of competent jurisdiction in Tanzania.

12. GOVERNING LAW

This agreement shall be governed and construed in accordance with the laws of the United Republic of Tanzania.

IN WITNESS THEREOF the parties hereto have duly executed these presents in the manner and on the day and year hereinafter appearing:

SIGNED AND DELIVERED at Dar es Salaam

By FRANSIS L. MASANJA who is known to me Personally / identified to me

By ZHANG HAIHUI & WANG-FENGRUI on Behalf of their Company

The latter being known to me personally in my Presence this... 20... day of... May... 2025



VENDOR



First Witness of the Vendor from the Local Government of Shirikisho street Somangila Ward Kigamboni.

Full Name: HASSAN BABU

Signature: 

Address: P.O. Box 36009

Position: Village Chair Person.

MWENYEKITI WA MTA A
MTAA WA SHIRIKISHO
S.L.P 36009, KIGAMBONI

Second Witness of the Vendor from the Local Government of Shirikisho Street Somangila Ward Kigamboni.

Full Name: HASSAN BABU

Signature: 


Address: P.O. Box 36009

Position: Village Executive Officer.

MWENYEKITI WA MTA A
MTAA WA SHIRIKISHO
S.L.P 36009, KIGAMBONI

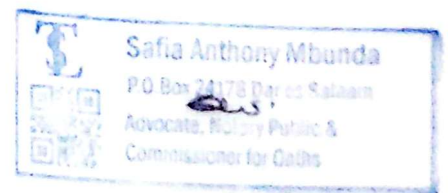
IN WITNESS OF:

Full Name: Safia A. Mbunda

Signature: 

Postal Address: Box 24178 DSM

Qualification: ADVOCATE.



SIGNED AND DELIVERED at Dar es Salaam

By **ZHANG HAIHUI & WANG-FENGRUI**

who is known to me Personally / identified to me

By **FRANSIS L. MASANJA** on behalf of their Company

The latter being known to me personally in my

Presence this..20...day of...May...2025

张海辉

PURCHASE



IN WITNESS OF:

Full Name: ...Safia A. Mbunda...

Signature: ...S.A.F....

Postal Address: ...Box 24178 DSM...

Qualification: **ADVOCATE.**



PREPARED BY:

SAFIA ANTHONY MBUNDA

S.A.F & CO. ADVOCATES

BINSLUM BUILDING PEMBA/LIVINGSTONE STREET

2nd FLOOR ROOM NO. 7

POST OFFICE BOX 24178

DAR ES SALAAM-TANZANIA

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