

SALES AGREEMENT

THIS AGREEMENT is made this 04th Day of October, 2024.

BETWEEN

DENNIS PETER MEELA of P.O. BOX 167, MARANGU - MOSHI, (Hereinafter referred to as the **SELLER**) the term within which include agents, and assignees of the Title on one part.

AND

M/S KOSTIV TANZANIA GROUP LIMITED of P.O. Box 10137, ARUSHA (Hereinafter referred to as the **BUYER**) the term within which includes heirs, agents and assignees of the Title on the other part.

WHEREAS the **SELLER** is an Owner of a piece of land measuring 8 Acres situated at PERUHANDA Area, Njombe Town (Hereinafter called 'the plot').

NOW THIS AGREEMENT WITNESS AS FOLLOWS:-

- a) The **SELLER** is willing to sell the said plot to the **BUYER**.
- b) The **BUYER** agree to occupy the said plot free from any encumbrances in a consideration of Tanzania Shillings **Twenty Million (Sh.20,000,000/=) Only**.
- c) The **SELLER** give warrant that the plot is free from mortgage, lien, pledge or any other encumbrances whatsoever and it shall be upon the **SELLER** to make clearance of all outstanding liabilities regarding the plot.
- d) The **SELLER** shall relinquish to **BUYER** all his rights and all related documents and receipts concerning the said Demised Premises after the execution of this Agreement.
- e) The **SELLER** undertakes to render all assistance necessary for the transfer of the title to the names of **BUYER**.
- f) The said consideration-mentioned as fair has been fully paid in cash by the **BUYER** to the **SELLER** on the date of this Agreement.
- g) The **SELLER** confirms that the full consideration is paid by the **BUYER**.

IN, WITNESS WHEREOF the parties herein above have set their hands on this presents at Arusha on the day, the year and in the manner hereinafter appearing

SIGNED and DELIVERED by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 24th day of OCT. 2024.



[Handwritten signature]
SELLER

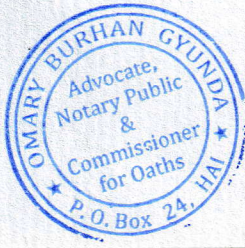
SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us thisday of 2024.

BUYER

Name: Petro Kostiv
Signature: Peter R. Kostiv
Address: 3250 Wilshire Blvd 2100 L.A CA 90010 USA
Qualification: C.E.O

Name: Volodymyr Zavada
Signature: *[Handwritten signature]*
Address: 3250 Wilshire Blvd 2100 L.A CA 90010 USA
Qualification: Director

Witness's
Name: OMARY BURHAN GYUNDA
Signature: *[Handwritten signature]*
Address: P.O. Box 24 HAI
Qualification: ADVOCATE



DRAWN BY: PARTIES

NOTE: Baada ya upimaji, eneo hili Sasa ni plot No. 3 Block B' PERUKANDA, NJOMBE TOWN.