

AGREEMENT TO TRANSFER LAND

BETWEEN

HASHIMU CHANDE ABDALLAH P.O.BOX 21761 DAR ES SALAAM

"THE VENDOR"

AND

FASHION DECORATORS LIMITED OF P.O. BOX 19835 DAR ES SALAAM

"THE PURCHASER"

WITH RESPECT TO 31 ACRES OF UNSURVEYED PIECE OF LAND WITH DEFINITE BOUNDARIES SITUATED AT IN MAGODANI AREA, MKURANGA DISTRICT COSTAL REGION

DRAWN BY:-

Adv.Susan Peter Mwansele, Gradatim attorneys at Law

PSSF quality plaza 2nd Floor, Nyerere road, Temeke Dar Es Salaam

P.O.Box 40097 Dar es Salaam Email. info@gradatim94attorneysatlaw.co.tz

Tel: 0710011307

SALE AGREEMENT

This Agreement is made this ^{27th} day of 02, 2025

Between

HASHIMU CHANDE ABDALLAH of P.O. Box 21761 Dar es Salaam, (hereinafter referred to as "**the Vendor**") of the one part.

And

FASHION DECORATORS LIMITED a limited liability company registered in the United Republic of Tanzania having its registered office at Mbezi with **Postal Office Box 19835, Dar es Salaam**, hereinafter to be referred to as the "**Purchaser**", (which expression shall include wherever applicable to agents and assignees) of the **OF THE OTHER PART**;

WHEREAS vendor is the owner of a 31 acres unsurveyed property with definite boundaries located at , **Magodani Area, Mkuranga District Costal Region**, (hereinafter called the "property").

AND

WHEREAS the Vendor intend to sell to the Purchaser who desires to buy **the property** at the purchase price of Tanzania shillings two hundred and fifty million only (**TZS 250,000,000/=**).

NOW THEREFORE THIS AGREEMENT WITNESS AND THE PARTIES AGREE AS FOLLOWS: -

1. The Vendor is desirous of selling the property to the Purchaser who is willing to purchase it for a consideration of Tanzania shillings two hundred and fifty million only (**TZS 250,000,000/=**) amount which will be paid in five equal installments each follow the other within 45 days after the date of execution of this agreement.
2. The Purchaser on signing date shall pay the Vendor the sum of Tanzania shillings fifty million only (**TZS 50,000,000/=**) at the account of vendor with details, **Account No. 0152887259700 CRDB Bank**, with the names **HASHIMU CHANDE ABDALLAH** cash and other means of payment will be accepted.
3. The purchaser had conducted official search and obtain a report and satisfied themselves with the said report which shows that the property is free from any encumbrances hence the purchaser is willing to buy the property and commence transfer of property immediately after payment of first installment and execution of this agreement.
4. Each part shall bear their own cost and other disbursements arising out of and in connection with or incidental to the preparation and completion of this Agreement to the execution of its finality wherefore vendor convenes to finance change of use of the said property and all necessary costs to be incurred thereto.

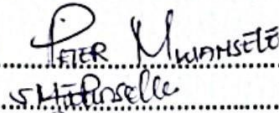
5. The Vendor shall pay site rates, land rent, service charges, change of use charges and all other outgoings (if any) and all charges and outgoings due and payable on the property up to the date of executing this Agreement and the Purchaser shall pay capital gain tax, stamp duty fee, registration fee and all other disbursements payable on transfer.
6. That upon execution of this deed the Vendor shall surrender possession of the property and all original documents of ownership of the property and shall support the Purchaser to smoothly transfer the property into the name of the Purchaser.
7. That in case of breach of terms in this agreement, the parties shall mediate and amicably settle the matter, while in case of unsuccessful mediation the aggrieved party may take the matter to court for judicial determination.
8. This agreement is prepared and guided by the laws of Tanzania and in case of any ambiguity or dispute the said laws shall be used to interpret and determine the matter.

IN WITNESS WHEREOF the parties hereto have duly executed this Agreement on the day and in the manner hereinafter appearing: -

SIGNED and DELIVERED at Dar es Salaam by
 The said **HASHIMU CHANDE ABDALLAH**
 Who is known to me personally/identified to me
 By
 The later being known to me personally in my
 Presence this 27th day of March 2025



VENDOR


BEFORE ME:
 NAME: Susan Peter Mwanjele
 SIGNATURE: 
 POSTAL ADDRESS: P.O. Box 40097 DSM
 QUALIFICATION: **ADVOCATE.**



FASHION DECORATORS LIMITED
P.O BOX 19835,
DAR ES SALAAM

SEALED WITH COMMON SEAL and DELIVERED at Dar es Salaam by the SEAL the said **FASHION DECORATORS LIMITED** in this 27th day of March 2025.

SEAL OF THE (TRANSFEREE)

Before Us:-
 Name: ISSA IBRAHIM IBR
 Signature: 
 Address: P.O. BOX 19835 DAR ES SALAAM.

Qualification: DIRECTOR
 Name: ALI IBRAHIM KOUWAYHA
 Signature:
 Address: P.O. BOX 19835 DAR ES SALAAM.
 Qualification: DIRECTOR