
SALE AGREEMENT

This AGREEMENT is made on the 13 day of FEB 2024

BETWEEN

ATLANTIC METAL LIMITED of P.O Box 21637, Dar es Salaam, Hereinafter referred to as the "the Buyer" which expression shall where the context so admits include its successors and assigns of the one part;

AND

JOHN PIUS KABELEGE of P.O Box 1249, Dodoma. (Hereinafter referred to as "the Vendor" which expression shall where the context so admits include its successors and assigns) of the other part.

WHEREAS;

- A. The Vendor is the lawful owner of **PLOT NO: 30, BLOCK "TB" with Title No. DOMO12899** located at **IHUMWA CHANG'OMBE** within **DODOMA DISTRICT, DODOMA**, (Hereinafter referred to as "The Property") which is subject for sale.
- B. The Vendor have considered thereafter agreed, and is willing to sale and transfer the exclusive right of ownership of the property subject to the necessary approvals being granted by the competent authorities and the Buyer is desires to have the exclusive right of ownership of the property.

WHEREBY IT IS AGREED as follows:-

1. The Vendor will sell and the Buyer will buy the aforementioned Property together with all improvements existing thereon for the consideration of Tanzanian Shillings **TWENTY FIVE MILLIONS (Tshs; 25,000,000/=)** only free from any encumbrance, lien or third party notice.
2. The Tanzanian Shillings **TWENTY FIVE MILLIONS (Tshs. 25,000,000/=)** purchase price shall forthwith be paid to the Vendor by the Buyer on the day of signing of this Agreement with instructions that, the vendor shall deliver vacant possession and all ownership documents of the property to the Buyer on the day of signing this agreement.

3. The parties hereto agree that they shall simultaneously with the execution of this Agreement execute a DEED OF TRANSFER for the conveyance of the property by the Vendor to the Buyer and shall use their best endeavors to seek and obtain or cause to sought and obtained consent from the Commissioner for Land or other officer duly authorized in that behalf to this disposition.
4. 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 null and void and the Vendor shall forthwith refund any monies that shall have been disbursed hereunder.
5. The Buyer reserves the right of making such requisitions and objections as may arise on the examination of documents pertaining to this Agreement or as may be revealed by the usual searches and inquiries.
6. The Buyer shall bear and pay the cost of stamp duty consent fees registration fees, and other disbursements reasonably arising out of and/or incidental to the preparation and completion of this Agreement and the DEED OF TRANSFER that shall become payable by virtue of this transaction and includes without prejudice to the generality hereof the Advocates fees and expenses.

INWITNESS WHEREOF THE PARTIES hereto have duly executed these presents in the manner and on the dates hereinafter appearing.

SEALED and DELIVERED at Dar es salaam by the Common Seal of **ATLANTIC METAL LIMITED** this 13 day of FEB 2024

BUYER

BY THE SAID;

Name; **GOKHAN GUVEN**

Signature; _____
Qualification; **DIRECTOR**



Name; **MEHMET ADNAN SAHIN**

Signature _____
Qualification; **DIRECTOR**



(Witness)
Name: GORDIAN ISAYA NDAWA

Signature: [Handwritten Signature]

Postal Address: P.O. Box 78269

Qualification: ADVOCATE



SIGNED and **DELIVERED** at Dar es salaam by the said **JOHN PIUS KABELEGE** identified to me by [Signature] the latter being known to me personally;
This 13 day of FEB 2024

[Signature]
VENDOR



(Witness)
Name: GORDIAN ISAYA NDAWA

Signature: [Handwritten Signature]

Postal Address: P.O. Box 78269

Qualification: ADVOCATE

