

LAND SALE AGREEMENT

BETWEEN

HARUNA ALMASI YUSUFU

AND

DASHENG GROUP COMPANY LIMITED

IN

**PLOT NO. 1117, BLOCK "K", MIKOCHE NI AREA IN KINONDONI
MUNICIPALITY, DAR ES SALAAM CITY**

UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999
(ACT NO.4 OF 1999)

SALE AGREEMENT
(Under section 64)

This contract for sale is made on this day of, 2025

BETWEEN

HARUNA ALMASI YUSUFU of P.O Box 5819, **DAR ES SALAAM** (hereinafter referred to as "the **Vendor**") which expression shall include wherever applicable, his legal representative Agent, heirs and assigns of the one part,

AND

DASHENG GROUP COMPANY LIMITED a limited liability company registered in Tanzania of P.O Box , **DAR ES SALAAM**, (hereinafter referred to as "the **Purchaser**") which expression shall include wherever applicable, his legal representative Agent, heirs and assigns of the other part.

WHEREAS, the vendor are the registered lawful owner of the property situated and known as **PLOT NO. 1117, BLOCK "K", MIKOCHE NI AREA IN KINONDONI MUNICIPALITY, DAR ES SALAAM CITY** comprised under **CT No. 152024** (hereinafter referred to as "**the property**").

AND WHEREAS, the Vendor is desirous of disposing off the said property to the Purchaser and the Purchaser is willing and able to buy the said property at the agreed price of **FIVE HUNDRED MILLION SHILLINGS ONLY (T. Shs. 500,000,000/=)** hereinafter referred as "**the purchase price**" on the terms and conditions hereinafter appears.

AND WHEREAS, the guarantor guarantee the Purchaser that the said property is under ownership of the Vendor and is free from any encumbrances.

IT IS HEREBY agreed as follows:

1. That the Vendors will sell and the purchaser will buy the above mentioned property at the total sum of **Tshs.500, 000,000/=** subject to

the covenants hereinafter stipulated otherwise free from encumbrances whatsoever.

2. The purchase price shall be paid to the Vendor in three installments:
 - (a) The Purchaser will pay the Vendor the sum of Tanzania **Shillings One Hundred Million (Tshs.300,000,000/=)** through **A/CNO.0013000078300001, Amana Bank** owned by the Guarantor after signing of this agreement and deposit slip or transfer form of the said sum shall be evidence of payment.
 - (b) That Purchaser will pay the Vendor the 2nd Installment of **Tanzania shillings One Hundred Million (Tshs.100,000,000/=)** after six (6) months from the date of signing this agreement.
 - (c) That Purchaser will pay the Vendor the 3rd Installment of **Tanzania shillings One Hundred Million (Tshs.100,000,000/=)** after six (6) months from the date of payment of the second installment.
3. That the Vendor shall surrender to the Purchaser the Original Title Deed of the property and other related documents and receipts and deliver vacant possession of the property to the Purchaser upon signing the sale agreement and payment of the 1st Installment in full.
4. That the Guarantor shall hold the paid sum into his account and unconditionally guarantee to pay to the Purchaser the said sum paid to the Vendor through his account in connection to this agreement in the event it is discovered that the property does not belong to the Vendor or if there is any encumbrances which make the sale illegal or unenforceable in law.
5. That the Vendor and the Purchaser in this Agreement shall endeavor to seek the consent of the Commissioner for Lands or any officer duly authorized on his behalf for the disposition of this property, refusal of which the parties will revert to their original position and any monies deposited or paid by purchaser to the Vendor shall be refunded to the Purchaser.
6. Without prejudice to the generality of the above or any other aforementioned obligation each party shall endeavor to perform the above terms and conditions of the agreement and in case there is breach of the terms of the agreement the party in default will be exposed and subjected to liability and consequences for the breach.

7. The Purchaser shall bear and pay all legal fees, consent fee, stamp duty, registration fee, Capital Gain Tax and other expenses arising out and or incidental to preparation and completion of this agreement.
8. This Agreement shall be construed in accordance with the laws of United Republic of Tanzania.

IN WITNESS WHEREOF the parties have duly executed these presents in the manner herein below appearing.

SIGNED and DELIVERED by the Said
HARUNA ALMASI YUSUFU who is known to
 Personally / identified to me by.....
 the latter being known to me personally in my
 presence this 28th day of June..... 2025

[Signature]

VENDOR

Witnesses:

SIGNATURE:
 POSTAL ADDRESS: 1920 Dar
 QUALIFICATION: Advocate



SEALED with COMMON SEAL of
DASHENG GROUP COMPANY LIMITED
 This 28th day of June..... 2025



In the presence of:

NAME: Maliko Olotu
 SIGNATURE:
 POSTAL ADDRESS: 1920 Dar
 DESIGNATION: Advocate
 NAME: Franklin Njile
 SIGNATURE:
 POSTAL ADDRESS: 3025 Dar
 DESIGNATION: witness

