

**THE UNITED REPUBLIC OF TANZANIA**

**THE CONTRACT ACT CAP 345 R.E 2002**

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**DATED AT DAR ES SALAAM THIS.....DAY  
OF.....**

**FARM PURCHASE AGREEMENT  
BETWEEN**

**EDWIN NATANAEL UISSO**

**AND**

**HARON INDUSTRIAL PARKS LIMITED**

## FARM PURCHASE AGREEMENT

**THIS FARM AGREEMENT** is made at Dar es Salaam this.....day of.....

### **BETWEEN**

**EDWIN NATANAEL UISSO** of post office **Box Number \_\_\_\_\_** and **NIDA Number 19700701-12116-00010-29** Dar es Salaam in the United Republic of Tanzania (**hereinafter referred to as "the seller"**)

### **AND**

**HARON INDUSTRIAL PARKS LIMITED** Post Office **Box Number 1703** Dar-es- salaam in the United Republic of Tanzania (**hereinafter referred to as "the Purchaser"**)

### WHERE AS:

1. **EDWIN NATANAEL UISSO** is the owner of PLOT NUMBER 2 BLOCK J with measurements of approximately 74x40x49 meters in VIKUGE. He has provided the previous sales agreements that prove the land is under his name and was purchased by him legally.
2. The Seller has agreed to sell, and the purchaser is desirous to buy the said all pieces of land (hereinafter referred to as 'property') which is located on the above mentioned pieces of land at a consideration of Tanzanian Shillings **SEVENTEEN MILLION SHILLINGS - 17,000,000/-** subject to the terms and conditions hereinafter appearing.

### NOW IT IS HEREBY AGREED as follows:

#### 1. **AGREEMENT FOR PURCHASE**

Subject to the terms and conditions of this agreement, the Seller shall sell the Farm the Purchaser shall purchase the said Farm with all rights attaching to them and with effect from the date of this agreement.

#### 2. **PURCHASE CONSIDERATION**

- 2.1. The purchase consideration for the Sellers' Farm shall be the sum of **Tshs. 17,000,000/=** which shall be paid upon signing of this contract.
- 2.2. That the vendor will maintain the condition of the purchased property during the possession of the said property.

- 2.3. For avoidance of doubt all relevant fees/charges regarding the transfer such as 10% Capital gain tax, stamp duty, consent, approval, and registration along with transfer fees shall be paid by the buyer.
- 2.4. All other taxes will be paid by the buyer.

### **3. CONDITIONS**

The purchase of the FARM (subject at this agreement) is a conditional upon: -

- 3.1. The purchaser being pleased that the PLOT is clear from Rent tax and any liability from Tanzania Revenue Authority and other debts.
- 3.2. And, if any of the conditions is not fulfilled by the Completion Date, this agreement stand to be terminated and the Seller shall refund to the purchaser a total of **Tshs. 17,000,000/-** (being the consideration herein) without deduction whatsoever.

### **4. COMPLETION**

The Seller shall deliver to the purchaser:

- 4.1. Dully completed and signed transfer forms in respect of Farm together with the previous sales agreement.

### **GOVERNING LAW**

That, in the event a dispute arises between this parties herein which cannot be resolved amicably, this agreement is governed by and shall be construed in all respects in accordance with the laws of United Republic of Tanzania.

Signed and delivered by the said of

**EDWIN NATANAEL UISSO** who is identified to me  
by SABIHA BHIMJI  
at Dares Salam in my presence

*Edwin*

**SELLER**

this 24<sup>th</sup> day JUNE 2025

**BEFORE ME**

Name DANIEL SIMON

Address 105069, Dares Salam

Qualification ADVOCATE

Signature *[Signature]*



SEALED with the COMMON SEAL of the said  
**HARON INDUSTRIAL PARKS LIMITED** and delivered  
In the presence of us on 24<sup>th</sup> day of June, 2025



**PURCHASER**

Name: **WU HAIYANG**

Signature: *[Signature]*

Postal Address : \_\_\_\_\_, **Dar - es - salaam**

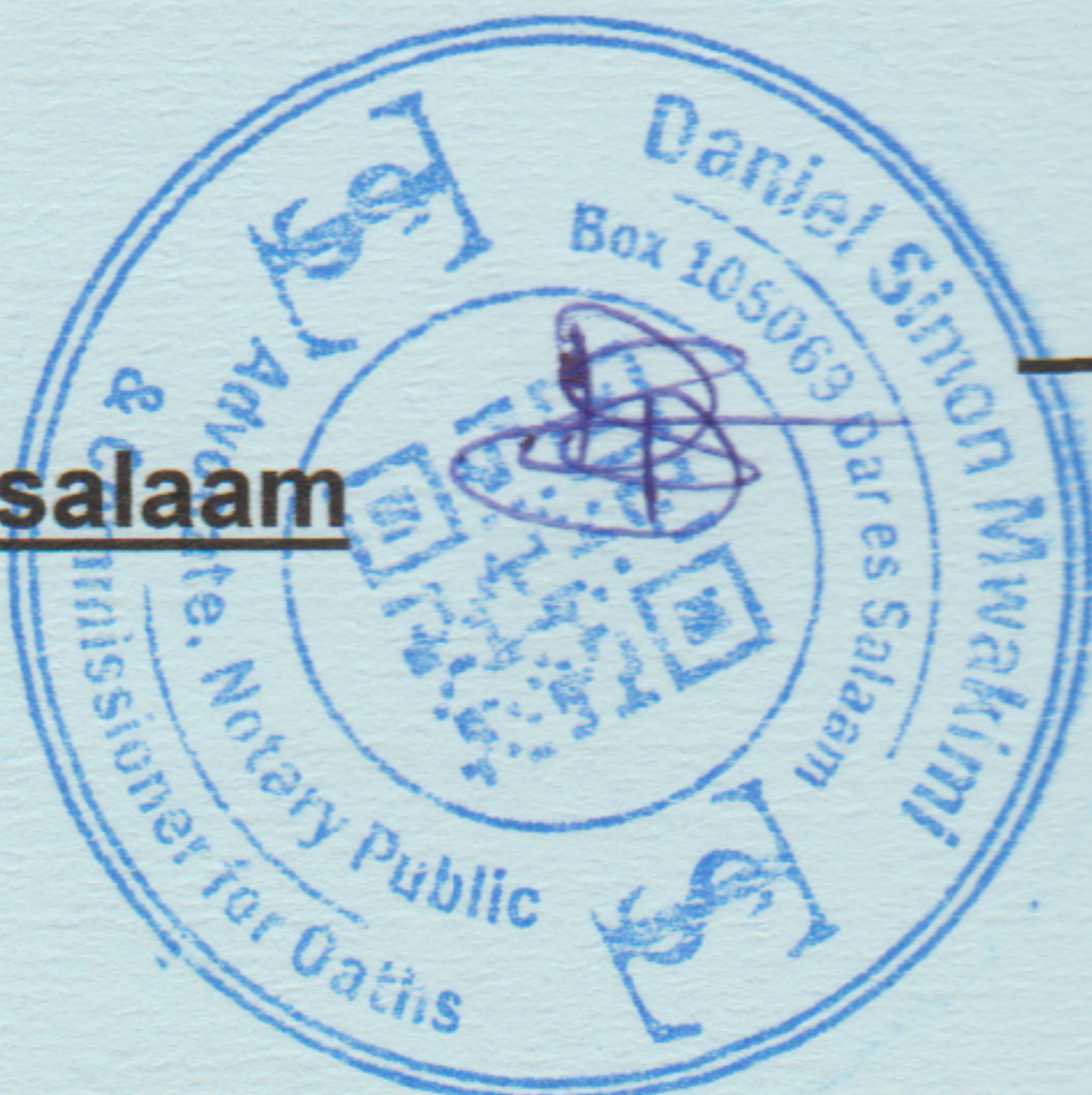
Qualification: **DIRECTOR**

Name: **ZAI YINSONG**

Signature: *[Signature]*

Postal Address : \_\_\_\_\_, **Dar - es - salaam**

Qualification: **DIRECTOR**



IN THE UNITED REPUBLIC OF TANZANIA  
AFFIDAVIT OF SPOUSE.

I, BEATRICE EDWINI WISSO of P.O. Box \_\_\_\_\_, Dar es salaam Tanzania with Nationality of TANZANIA and NIDA NO. 19720414-12116-00002-18 adult, female, and resident of DAR ES SALAAM TANZANIA, do hereby declare and solemnly states as hereunder;

1. That, I am married to EDWIN NATANAEL UISSO with National Identification No. 19700701-12116 00010-29
2. That, I am aware of the contents of the provisions of the Law of Marriage Act of 1971, The land act Cap 113 as Amended 2004, the Land (Amendment) Act of 2004 and Mortgage Financing (Special provisions) Act, 2008 and the regulations regarding disposition of matrimonial home/assets/property.
3. I DO HEREBY CONSENT to the sale of the said un surveyed FARM with measurements of approximately 74x40x49 meters in SOGA.to HARON INDUSTRIAL PARKS LIMITED of P.O.BOX 1703.
4. And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths (Judicial Proceedings) and Statutory Declarations Act, 1966. [R.E. 2002]

SWORN and DELIVERED at Dar es salaam by  
the said BEATRICE EDWINI WISSO

Who is known to me personally / identified

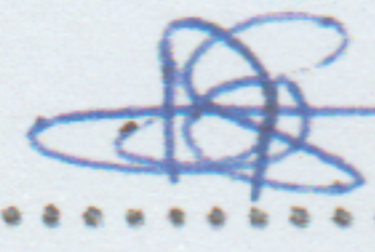
To me by SABIHA BHINJI

The latter being known to me personally

This 24<sup>th</sup> day of JUNE 2025

BEFORE ME;

Name DANIEL SIMON

Signature: 

Qualification: ADVOCATE

Postal Address: 105069

Qualification: COMMISSIONER FOR OATHS



DEPONENT

