

SALE AGREEMENT

THIS AGREEMENT is made this 26th Day of October 2022.

BETWEEN

SAID HASSAN MLILIMA of P. O. Box 45435, DAR ES SALAAM, as the Legal Personal Representative of HASSAN MOHAMED MLILIMA (Deceased), DAR ES SALAAM (Hereinafter referred to as the TRANSFEROR) the term within which include agents, and assignees of the PLOT on one part.

AND

MAJID SALIM GANZEL of P.O. Box 711 MOROGORO (Hereinafter referred to as the TRANSFEREE) the term within includes heirs, agents and assignees of the PLOT on other part.

WHEREAS; the TRANSFEROR is the registered owner of Plot No. 5 Block 'K' TEMEKE AREA in DAR ES SALAAM CITY.

NOW THIS AGREEMENT WITNESS AS FOLLOWS:-

- a) The TRANSFEROR is willing to transfer the said Demised Premises to TRANSFEREE
- b) The TRANSFEREE is agree to occupy the said Plot free from all encumbrances but to give the transferor Tanzanian Shillings Seventy Million (TSh.70, 000,000/=) only as a consideration.
- c) The TRANSFEROR give warrant that the piece of land is free from mortgage, lien, pledge or any other encumbrances whatsoever and it shall be upon the TRANSFEROR to make clearance of all outstanding liabilities regarding such a piece of land.
- d) The TRANSFEROR shall relinquish to TRANSFEREE all their rights and all related documents and receipts concerning the said Demised Premises after the execution of this Agreement.
- e) The TRANSFEROR undertakes to render all assistance necessary for the transfer of the said Plot to the names of TRANSFEREE.
- f) The said consideration-mentioned as fair- shall be paid any time when needed by the TRANSFEROR.

IN, WITNESS WHEREOF the parties here in above have set their hands on this presents at Dar es Salaam on the day, the year and in the manner hereinafter appearing.

SIGNED and DELIVERED by the said)
SAID HASSAN MLILIMA who is known)
to me personally/identified to me)
by)
the latter being known to me personally)
in my presence this 26 day of 10 2022)

Signature: [Signature])
Postal Address: 5136 DAR)
ES SALAAM)
Qualification: ADVOCATE)


SIGNED and DELIVERED by the said)
MAJID SALIM GANZEL who is known)
to me personally/identified to me)
by)
the latter being known to me personally)
in my presence this 26 day of 10 2022)

Signature: [Signature])
Postal Address: 5136 DAR)
ES SALAAM)
Qualification: ADVOCATE)

DRAWN BY:
SAID HASSAN MLILIMA
P. O. Box 45435,
DAR ES SALAAM.

TRANSFEROR


[Signature]



The block contains a handwritten signature of Said Hassan Mlilima. Below it is a circular notary seal for Diana L. Mungi, Advocate, Notary Public & Commissioner For Oath, P.O. Box 5136, Dar es Salaam. To the right of the seal is a color photograph of Diana L. Mungi, a man with a mustache wearing a light-colored shirt.

TRANSFeree

[Signature]



The block contains a handwritten signature of Majid Salim Ganzel. Below it is a circular notary seal for Diana L. Mungi, Advocate, Notary Public & Commissioner For Oath, P.O. Box 5136, Dar es Salaam. To the right of the seal is a color photograph of Majid Salim Ganzel, an older man with a white beard wearing a white cap and a light-colored shirt.