

PROPERTY SALE AGREEMENT

This Property Sale Agreement ("Agreement") is made and entered into on this **17th day of June, 2025**, by and between:

SELLER:

Martha Emmanuel Mbiha

Resident of Kichangani Ward, Morogoro, Tanzania

BUYER:

AVJ Water Treatment Ltd

Registered in Kichangani Ward, Morogoro, Tanzania

RECITALS

WHEREAS, the Seller is the lawful owner of the property described herein, having acquired lawful ownership following the demise of her husband, the late **Mr. Emmanuel Mbiha**, through a valid court order; and

WHEREAS, the Seller desires to sell and the Buyer desires to purchase the property on the terms and conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. PROPERTY DESCRIPTION

The property subject to this Agreement (the "Property") is located at **Plot No. 7/1, Block "EE", Area Six, Kichangani Ward, Nane Nane, Morogoro, United Republic of Tanzania**. The Property is a surveyed parcel registered within the jurisdiction of the **Morogoro Municipal Council**.

The physical boundaries of the property have been mutually verified and agreed upon by both the Seller and the Buyer and it will be mentioned as for industrial use.

2. SALE PRICE

- **Total Sale Price:** TZS 50,000,000 (Tanzanian Shillings Fifty Million Only)
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3. PAYMENT TERMS

The Buyer has paid the Seller the full sale price of **TZS 50,000,000** as follows:

Payment Mode	Amount (TZS)	Date
CRDB Bank	40,000,000	07-05-2025
Cash	10,000,000	17-06-2025

Total: TZS 50,000,000

4. ACKNOWLEDGEMENT OF PAYMENT

As of the date of signing this Agreement, the Seller hereby acknowledges receipt of the total sale price of **TZS 50,000,000**, comprising:

- **TZS 40,000,000** deposited into her CRDB Bank account; and
 - **TZS 10,000,000** received in cash on the date of signing.
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5. TRANSFER OF OWNERSHIP

Upon execution of this Agreement and receipt of full payment, the Seller agrees to transfer ownership of the said property to the Buyer. The Buyer shall take possession of the property immediately, while formal title transfer procedures will follow as per the municipal and land authority regulations.

6. WARRANTIES AND REPRESENTATIONS

The Seller hereby warrants and represents that:

- She is the lawful owner of the said property.
 - The property is free from any encumbrances, disputes, liens, or third-party claims.
 - She has full legal right and authority to sell and transfer the property to the Buyer.
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7. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the **laws of the United Republic of Tanzania**.

8. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the parties concerning the sale of the property. Any amendment or modification must be in writing and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Property Sale Agreement on the day and year first above written.

SELLER:

Signature: Mbiha
Name: *Martha Emmanuel Mbiha*
Date: *17th June 2025*
Place: *Morogoro*

BUYER:

Signature: J. R. Sharma
Name: *Jitendrakumar Radhelal Sharma*
(on behalf of **AVJ Water Treatment Ltd.**)
Date: *17th June 2025*
Place: *Morogoro*

AVJ WATER TREATMENT LIMITED

DIRECTOR

WITNESS:

Name: Nancy Mbiha

Signature: Mbiha
Date: *17th June 2025*
Place: *Morogoro*

WITNESS:

Name: Vandana J. Sharma

Signature: VANDANA Sh.
Date: *17th June 2025*
Place: *Morogoro*

Mbiha
17th June 2025

