

**SALE AGREEMENT**

**BETWEEN**

**HASSANI IDDI NYANZA  
(VENDOR)**

**AND**

**BRILLIANT SANITARY WARE COMPANY LIMITED  
(PURCHASER)**

**FOR THE SALE OF LAND SITUATED AT GONGONI AREA, MSUFINI KIDETE  
VILLAGE, MBEZI WARD, MKURANGA DISTRICT, COASTAL REGION**

**DRAWN BY**

**Peter Wenceslaus Seni, (Advocate)  
Bonafide Attorneys,  
P.O Box 11483,  
6<sup>th</sup> Floor Uvccm Building,  
Morogoro Road,  
Dar Es Salaam**



*[Handwritten signature]* *[Handwritten signature]*



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LAND SALE AGREEMENT

THIS AGREEMENT is made this <sup>02<sup>nd</sup></sup> day of August 2024.

BETWEEN

HASSAN IDDI NYANZA individual person of P.O Box.....<sup>46</sup>.....Mkuranga District. (Hereinafter known as the "vendor" which (expression shall, where the context so admits, include its successors and assigns in title) of the ONE PART.

AND

BRILLIANT SANITARY WARE COMPANY LIMITED which is a Company duly incorporated under the Companies Act no 12 of 2002 of the Laws of Tanzania doing its business within the city of Dar es Salaam of P.O. Box 10848 Dar es Salaam, Tanzania, hereinafter referred to as 'Purchaser' which (expression shall include wherever applicable, its heirs, executors, legal representatives and assigns) of the OTHER PART

WHEREAS, the Vendor is the legal owner of the land measuring 29.4475 Acres situated at Gongoni Area, Msufini Kidete Village, Mbezi Ward, Mkuranga District, Coastal Region (hereinafter referred to as the "Property").

AND WHEREAS, the Vendor intends to sell the said land to the Purchaser, and the Purchaser is willing to purchase the said land from the Vendor on the terms and conditions specified herein below.

NOW THIS AGREEMENT WITNESS as follows:

1. In consideration of the sum of Tanzania Shillings Seven Hundred Thirty Six Million One Hundred Eighty Seven Thousand and Five Hundred (Tshs. 736,187,500/=) the Vendor HEREBY sales and transfers to the Purchaser the said property.



 Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Ombudsman  
Sign:   
Date: 20/8/2024



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2. That the parties have agreed that the purchase price shall be paid in three instalments as follows:
  - i) The purchaser will pay Thirty percent (30%) on the date of signing this contract.
  - ii) The purchaser will pay Forty percent (40%) after Four (4) working days from the date of signing this contract but this shall be subject to the completion of the process of transfer of ownership of the purchased land at the Village level and making handover of all documents relating to the land by the vendor.
  - iii) The purchaser will pay Thirty percent (30%) one month later from the date of payment of second instalment but also this shall be subject to the lodging of application to get Certificate of Derivative Right at Tanzania Investment Centre (TIC).
3. That the said purchase price shall include the costs of transferring the ownership of the said land from the Vendor to the Purchaser, buildings, trees and any exhausted improvement found in the purchased land.
4. That the payment shall be made by the Purchaser to the Vendor by way of electronic fund transfer to the vendor's bank Account number 22810045717, NMB Bank in the name of Hassani Iddi Nyanza.
5. That parties have agreed that after payment of Second instalment stated in 2(ii) above, the purchaser shall start to clear the purchased land and make some temporary improvement such as fencing the land and construction of dormitories.
6. That upon receipt of all payments for the sale of the said land, both parties agree that the ownership of the said land shall be transferred to the Purchaser as well as

Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for Ombudsman  
Sign: #Justin  
Date: 25/07/2025



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the vendor shall vacate the said land within thirty days (30) after payment of final instalment of the purchase price. Consequence of breach will apply if the vendor fails to vacate within this period.

7. That the Vendor shall introduce the Purchaser to the local government authority leaders of the area where the land is situated and shall also show the Purchaser the actual boundaries of the land to avoid any future boundary disputes with neighbors.
8. That the Vendor shall hand over the possession of the land to the Purchaser immediately upon completion of the full payment as agreed herein. Moreover, the Vendor shall provide the Purchaser with all relevant documents pertaining to the ownership of the said land after payment of the Second instalment. These documents shall include, but are not limited to: -  
Proof of ownership, sale agreement, spousal consent in case of matrimonial property
9. That the Vendor hereby warrants the Purchaser that the said property is free from any encumbrance, collateral and it is not subject of any other security, legal or equitable mortgage and there is no pending proceeding against the same.
10. That if this agreement fails to be executed for any reason, the Vendor shall refund all the principal monies paid by the Purchaser plus interest of twenty percent (20%) per monthly which shall be accruing in every month of default. Likewise, if the Purchaser fails to make payment in stipulated time shall be liable to pay interest of 10% on each defaulting month but the said interest shall start to be counted after the issuance of Fourteen days' Notice to make payment.

 Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public for Ombudsman  
Sign:   
Date: 28/07/2025



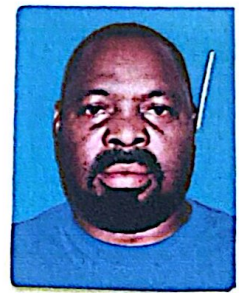
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11. That in case of any dispute arising out of this sale, both the Vendor and the Purchaser shall endeavor to resolve such dispute amicably outside the court through the both parties' lawyers, and if such dispute cannot be resolved, the parties shall submit the dispute to the courts.
12. That this Agreement and all its interpretations shall be governed by the Laws of the United Republic of Tanzania.

IN WITNESS WHEREOF the Parties hereunto have executed and set their respective hands to this sale agreement on the day, month and year hereinafter appearing.

SIGNED and DELIVERED at DAR-ES-SALAAM  
 HASSANI IDDI NYANZA who is known to  
 me personally/identified to me by ... *Rashid* .....  
 ..... *Seungu* .....  
 the latter being known to me personally this  
 ..... *02nd* day of August 2024.

} *[Signature]*  
 .....  
 VENDOR



BEFORE ME:  
 Name: *Ismail Amin Mwalili*  
 Signature: *[Signature]*  
 Postal Address: *15026 Dar es Salaam*



Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC



SEALED with the Common Seal of BRILLIANT SANITARY WARE COMPANY LIMITED

at DAR ES SALAAM in Our presence  
this 22<sup>nd</sup> day of August 2024



Name: ZHANG YANGZHI  
Signature: [Handwritten Signature]  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

Name: HUANG CAIMINK  
Signature: [Handwritten Signature]  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Handwritten Signature]  
Date: 28/07/2025

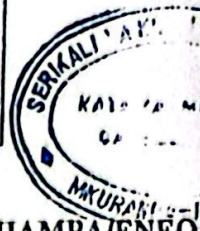
BEFORE ME:

Name: PETER W. SEN  
Signature: [Handwritten Signature]  
Postal Address: 11483, DSM  
Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC



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HALMASHAURI YA KIJJI CHA MSUFINI KIDETE



UTHIBITISHO WA UMILIKI WA SHAMBA/ENEO

Ofisi yangu inathibitisha kwamba ndugu HASSANI IDDI NYANZA ambae picha yake inaonekana hapo juu ndio mmiliki halali wa shamba lenye ukubwa wa hekari ..... lililopo kitongoji cha GO.N.GONI Kijiji cha Msufini Kidete kata ya Mbezi wilaya ya Mkuranga.

MIPAKA YA SHAMBA

- 1. Kaskazini kapakana na HAMUDI IBRAHIM BAHARI
- 2. Kusini kapakana na NYAMISUMA
- 3. Mashariki kapakana na BARABARA YA USUJU
- 4. Magharibi kapakana na RASHIDI EWALIBI MZUZURI NA BANE

Uthibitisho wa viongozi wa kijiji

- 1. MOHAMEDU SAIDI HOGORA Cheo VEO Sahihi [Signature]
- 2. IBRAHIM THABITI MAPANDE Cheo MUKITI Sahihi [Signature]
- 3. ROSHDI T. MZUZURI Cheo MILITONDO Sahihi [Signature]
- 4. .... Cheo ..... Sahihi .....

Sisi (1) IBRAHIM THABITI MAPANDE Mwenyekiti wa Kijiji cha Msufini/kidete  
(2) MOHAMEDU SAIDI HOGORA Mtendaji wa Kijiji cha Msufini/kidete

Tunathibitisha kwamba eneo hilo linamilikiwa na ndugu HASSANI IDDI NYANZA  
Ambalo ~~amenuzia~~ /amerithi toka kwa

- 1. ....
- 2. ....
- 3. ....
- 4. ....
- 5. ....
- 6. ....
- 7. ....
- 8. ....
- 9. ....
- 10. ....

Certified as True Copy of the Original  
Happiness Justin  
Advocate Notary Public & Commissioner  
for 2019  
Sign. [Signature]  
Date: 25/10/2018

Angalia hati za manunuzi zimeamua atunishwa na hati hii.

Sahihi ya mwenyekiti wa Kijiji [Signature]

Sahihi ya Mtendaji wa Kijiji [Signature]



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**SALE AGREEMENT**

**BETWEEN**

**THANI MOHAMEDI BANE  
(VENDOR)**

**AND**

**BRILLIANT SANITARY WARE COMPANY LIMITED  
(PURCHASER)**

**FOR THE SALE OF LAND SITUATED AT GONGONI AREA, MSUFINI KIDETE  
VILLAGE, MBEZI WARD, MKURANGA DISTRICT, COASTAL REGION**

**DRAWN BY**

**Peter Wenceslaus Seni, (Advocate)  
Bonafide Attorneys,  
P.O Box 11483,  
6<sup>th</sup> Floor Uvccm Building,  
Morogoro Road,  
Dar Es Salaam**

**Certified as True Copy of the Original**  
**Happiness Justin**  
**Advocate, Notary Public & Commissioner**  
**for Dar Es Salaam**  
Sign:   
Date: 25/07/2025

*TM Bane*

*同群*



扫描全能王 创建

LAND SALE AGREEMENT

THIS AGREEMENT is made this <sup>02<sup>nd</sup></sup> day of August 2024.

BETWEEN

THANI MOHAMEDI BANE individual person of P.O Box.....Mkuranga District. (Hereinafter known as the "vendor" which (expression shall, where the context so admits, include its successors and assigns in title) of the ONE PART.

AND

BRILLIANT SANITARY WARE COMPANY LIMITED which is a Company duly incorporated under the Companies Act no 12 of 2002 of the Laws of Tanzania doing its business within the city of Dar es Salaam of P.O. Box 10848 Dar es Salaam, Tanzania, hereinafter referred to as 'Purchaser' which (expression shall include wherever applicable, its heirs, executors, legal representatives and assigns) of the OTHER PART

WHEREAS, the Vendor is the legal owner of the land measuring 25.44 Acres situated at Gongoni Area, Msufini Kidete Village, Mbezi Ward, Mkuranga District, Coastal Region (hereinafter referred to as the "Property").

AND WHEREAS, the Vendor intends to sell the said land to the Purchaser, and the Purchaser is willing to purchase the said land from the Vendor on the terms and conditions specified herein below.

NOW THIS AGREEMENT WITNESS as follows:

1. In consideration of the sum of Tanzania Shillings Six Hundred Thirty Six Million (Tshs. 636,000,000/=) the Vendor HEREBY sales and transfers to the Purchaser the said property.


 Certified as True Copy of the Original  
**Happiness Justin**  
 Advocate, Notary Public & Commissioner  
 for Oaths  
 Sign: *H. Justin*  
 Date: *21/08/2024*

*Thani Mohamedi Bane*

*[Signature]*



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2. That the parties have agreed that the purchase price shall be paid in three instalments as follows:
  - i) The purchaser will pay Thirty percent (30%) on the date of signing this contract.
  - ii) The purchaser will pay Forty percent (40%) after Four (4) working days from the date of signing this contract but this shall be subject to the completion of the process of transfer of ownership of the purchased land at the Village level and making handover of all documents relating to the land by the vendor.
  - iii) The purchaser will pay Thirty percent (30%) one month later from the date of payment of second instalment but also this shall be subject to the lodging of application to get Certificate of Derivative Right at Tanzania Investment Centre (TIC).
3. That the said purchase price shall include the costs of transferring the ownership of the said land from the Vendor to the Purchaser, buildings, trees and any exhausted improvement found in the purchased land.
4. That the payment shall be made by the Purchaser to the Vendor by way of electronic fund transfer to the vendor's bank Account number 22810004144, NMB Bank in the name of Thani Mohamedi Bane.
5. That parties have agreed that after payment of Second instalment stated in 2(ii) above, the purchaser shall start to clear the purchased land and make some temporary improvement such as fencing the land and construction of dormitories.
6. That upon receipt of all payments for the sale of the said land, both parties agree that the ownership of the said land shall be transferred to the Purchaser as well as the vendor shall vacate the said land within thirty days (30) after payment of final

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 25/01/2025

JTBane





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instalment of the purchase price. Consequence of breach will apply if the vendor fails to vacate within this period.

7. That the Vendor shall introduce the Purchaser to the local government authority leaders of the area where the land is situated and shall also show the Purchaser the actual boundaries of the land to avoid any future boundary disputes with neighbors.
8. That the Vendor shall hand over the possession of the land to the Purchaser immediately upon completion of the full payment as agreed herein. Moreover, the Vendor shall provide the Purchaser with all relevant documents pertaining to the ownership of the said land after payment of the Second instalment. These documents shall include, but are not limited to: -  
Proof of ownership, sale agreement, spousal consent in case of matrimonial property
9. That the Vendor hereby warrants the Purchaser that the said property is free from any encumbrance, collateral and it is not subject of any other security, legal or equitable mortgage and there is no pending proceeding against the same.
10. That if this agreement fails to be executed for any reason, the Vendor shall refund all the principal monies paid by the Purchaser plus interest of twenty percent (20%) per monthly which shall be accruing in every month of default. Likewise, if the Purchaser fails to make payment in stipulated time shall be liable to pay interest of 10% on each defaulting month but the said interest shall start to be counted after the issuance of Fourteen days' Notice to make payment.
11. That in case of any dispute arising out of this sale, both the Vendor and the Purchaser shall endeavor to resolve such dispute amicably outside the court

Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for Oath  
Sign:   
Date: 25/10/2025

JMBone





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through the both parties' lawyers, and if such dispute cannot be resolved, the parties shall submit the dispute to the courts.

12. That this Agreement and all its interpretations shall be governed by the Laws of the United Republic of Tanzania.

IN WITNESS WHEREOF the Parties hereunto have executed and set their respective hands to this sale agreement on the day, month and year hereinafter appearing.

SIGNED and DELIVERED at DAR-ES-SALAAM  
THANI MOHAMEDI BANE who is known to  
me personally identified to me by .....  
the latter being known to me personally this  
..... day of August 2024.

} *Thani Bane*  
VENDOR



BEFORE ME

Name: *Ismail A. Mmari*

Signature: *[Handwritten Signature]*

Postal Address: *P.O. Box 15026 Dar es Salaam*



Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC



SEALED with the Common Seal of BRILLIANT SANITARY  
WARE COMPANY LIMITED  
at DAR ES SALAAM in Our presence  
this ..... day of ..... August ..... 2024



*[Handwritten Signature]*




扫描全能王 创建

Name: ZHANG YANGZHI  
Signature: 张阳志  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

Name: HUANG CAI MING  
Signature: 黄彩明  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 25/07/2025

BEFORE ME:  
Name: PETER W. SENI  
Signature:   
Postal Address: 10848, DSM  
Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC



扫描全能王 创建

22/07/2024

# HALMASHAURI YA KIJJI CHA MSUFINI KIDETE



## UTHIBITISHO WA UMILIKI WA SHAMBA

Ofisi yangu inathibitisha kwamba ndugu THANI MOHAMEDI BANE ambae picha yake inaonekana hapo juu ndio mmiliki halali wa shamba lenye ukubwa wa hekari ..... lililopo kitongoji cha GONGONI... Kijiji cha Msufini Kidete kata ya Mbezi wilaya ya Mkuranga.

### MIPAKA YA SHAMBA

1. Kaskazini kapakana na HAMISI HASSANI IKINAKHID
2. Kusini kapakana na RASHIDI TWAJIBU MZUWURI
3. Mashariki kapakana na HAMUDI IBRAHIM BASHARI NA NYANZA
4. Magharibi kapakana na ABBALLA ISHAKA LWINDO

### Uthibitisho wa viongozi wa kijiji

1. ISRAHIM THABITU MAFANDE Cheo M/Kutu Sahihi [Signature]
2. MOHAMED SALBI HOSURA Cheo VED Sahihi [Signature]
3. RASHIDI TWAJIBU MZUWURI Cheo KIWAZI Sahihi [Signature]
4. .... Cheo ..... Sahihi .....

- Sisi (1) Idrahim-T. Mafande Mwenyekiti wa Kijiji cha Msufini/kidete  
 (2) Mushamed S. Bugor Mtendaji wa Kijiji cha Msufini/kidete

Tunathibitisha kwamba eneo hilo linamilikiwa na ndugu THANI MOHAMEDI BANE  
Ambalo amenuua /amerithi toka kwa

1. ....
2. ....
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6. ....
7. ....
8. ....
9. ....
10. ....

Angalia hati za manunuzi zimeambatanishwa na hati hii.

Sahihi ya mwenyekiti wa Kijiji [Signature]

Sahihi ya Mtendaji wa Kijiji [Signature]



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**SALE AGREEMENT**

**BETWEEN**

**JUMA HAMISI MAHEGE  
(VENDOR)**

**AND**



**BRILLIANT SANITARY WARE COMPANY LIMITED  
(PURCHASER)**

**FOR THE SALE OF LAND SITUATED AT GONGONI AREA, MSUFINI KIDETE  
VILLAGE, MBEZI WARD, MKURANGA DISTRICT, COASTAL REGION**

**DRAWN BY**

**Peter Wenceslaus Seni, (Advocate)  
Bonafide Attorneys,  
P.O Box 11483,  
6<sup>th</sup> Floor Uvccm Building,  
Morogoro Road,  
Dar Es Salaam**

**Certified as True Copy of the Original**  
**Happiness Justin**  
**1 Advocate, Notary Public & Commissioner**  
**for Oaths**  
Sign:   
Date: 25/07/2025



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LAND SALE AGREEMENT

THIS AGREEMENT is made this <sup>02<sup>nd</sup></sup> day of August 2024.

BETWEEN

JUMA HAMISI MAHEGE individual person of P.O Box <sup>46</sup>.....Mkuranga District. (Hereinafter known as the "vendor" which (expression shall, where the context so admits, include its successors and assigns in title) of the ONE PART.

AND

BRILLIANT SANITARY WARE COMPANY LIMITED which is a Company duly incorporated under the Companies Act no 12 of 2002 of the Laws of Tanzania doing its business within the city of Dar es Salaam of P.O. Box 10848 Dar es Salaam, Tanzania, hereinafter referred to as 'Purchaser' which (expression shall include wherever applicable, its heirs, executors, legal representatives and assigns) of the OTHER PART


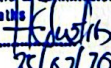
WHEREAS, the Vendor is the legal owner of the land measuring 15.61 Acres situated at Gongoni Area, Msufini Kidete Village, Mbezi Ward, Mkuranga District, Coastal Region (hereinafter referred to as the "Property").

AND WHEREAS, the Vendor intends to sell the said land to the Purchaser, and the Purchaser is willing to purchase the said land from the Vendor on the terms and conditions specified herein below.

NOW THIS AGREEMENT WITNESS as follows:

1. In consideration of the sum of Tanzania Shilling Three Hundred Ninety Two Hundred and Fifty Thousand (Tshs. 390,250,000/=) the Vendor HEREBY sales and transfers to the Purchaser the said property.

2

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Ombudsman  
Sign:   
Date: 28/07/2024



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2. That the parties have agreed that the purchase price shall be paid in three instalments as follows:
  - i) The purchaser will pay Thirty percent (30%) on the date of signing this contract.
  - ii) The purchaser will pay Forty percent (40%) after Four (4) working days from the date of signing this contract but this shall be subject to the completion of the process of transfer of ownership of the purchased land at the Village level and making handover of all documents relating to the land by the vendor.
  - iii) The purchaser will pay Thirty percent (30%) one month later from the date of payment of second instalment but also this shall be subject to the lodging of application to get Certificate of Derivative Right at Tanzania Investment Centre (TIC).
3. That the said purchase price shall include the costs of transferring the ownership of the said land from the Vendor to the Purchaser, buildings, trees and any exhausted improvement found in the purchased land.
4. That the payment shall be made by the Purchaser to the Vendor by way of electronic fund transfer to the vendor's bank Account number 0152661418500, CRDB Bank in the name of Juma Hamisi Mahege.
5. That parties have agreed that after payment of Second instalment stated in 2(ii) above, the purchaser shall start to clear the purchased land and make some temporary improvement such as fencing the land and construction of dormitories.
6. That upon receipt of all payments for the sale of the said land, both parties agree that the ownership of the said land shall be transferred to the Purchaser as well as the vendor shall vacate the said land within thirty days (30) after payment of final

3

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Ombudsman  
Sign:   
Date: 2/07/2025







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instalment of the purchase price. Consequence of breach will apply if the vendor fails to vacate within this period.

7. That the Vendor shall introduce the Purchaser to the local government authority leaders of the area where the land is situated and shall also show the Purchaser the actual boundaries of the land to avoid any future boundary disputes with neighbors.
8. That the Vendor shall hand over the possession of the land to the Purchaser immediately upon completion of the full payment as agreed herein. Moreover, the Vendor shall provide the Purchaser with all relevant documents pertaining to the ownership of the said land after payment of the Second instalment. These documents shall include, but are not limited to: -  
Proof of ownership, sale agreement, spousal consent in case of matrimonial property
9. That the Vendor hereby warrants the Purchaser that the said property is free from any encumbrance, collateral and it is not subject of any other security, legal or equitable mortgage and there is no pending proceeding against the same.
10. That if this agreement fails to be executed for any reason, the Vendor shall refund all the principal monies paid by the Purchaser plus interest of twenty percent (20%) per monthly which shall be accruing in every month of default. Likewise, if the Purchaser fails to make payment in stipulated time shall be liable to pay interest of 10% on each defaulting month but the said interest shall start to be counted after the issuance of Fourteen days' Notice to make payment.
11. That in case of any dispute arising out of this sale, both the Vendor and the Purchaser shall endeavor to resolve such dispute amicably outside the court

4

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Ombudsman  
Sign:   
Date: 28/07/2025







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through the both parties' lawyers, and if such dispute cannot be resolved, the parties shall submit the dispute to the courts.

12. That this Agreement and all its interpretations shall be governed by the Laws of the United Republic of Tanzania.

IN WITNESS WHEREOF the Parties hereunto have executed and set their respective hands to this sale agreement on the day, month and year hereinafter appearing.

SIGNED and DELIVERED at DAR-ES-SALAAM

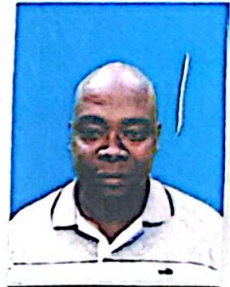
JUMA HAMISI MAHEGE who is known to me personally

/identified to me by..... *Rashid*.....

..... *Juma Hamisi Mahege*.....

the latter being known to me personally this  
*02nd* day of August 2024.

*[Signature]*  
VENDOR



BEFORE ME:

Name: *Ismael Arvin N. Mwan*

Signature: *[Signature]*

Postal Address: *15016 Dar*



Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC

**Certified as True Copy of the Original**  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Signature]*  
Date: *25/08/2024*

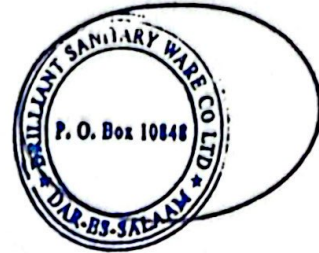
*[Signature]*

*[Signature]*




SEALED with the Common Seal of BRILLIANT SANITARY  
WARE COMPANY LIMITED

at DAR ES SALAAM in Our presence  
this 02<sup>nd</sup> day of August 2024



Name: ZHANG YANGZHI  
Signature: [Handwritten Signature]  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

Name: HUANG CAIING  
Signature: [Handwritten Signature]  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Handwritten Signature]  
Date: 28/07/2024

BEFORE ME:  
Name: PETER W. SENI  
Signature: [Handwritten Signature]  
Postal Address: 11483, DSM  
Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC



22/07/2024

HALMASHAURI YA KIJJI CHA MSUFINI KIDETE



UTHIBITISHO WA UMILIKI WA SHAMBA

Ofisi yangu inathibitisha kwamba ndugu JUMA HAMISI MACHEGE ambae picha yake inaonekana hapo juu ndio mmiliki halali wa shamba lenye ukubwa wa hekari ..... lililopo kitongoji cha GONGONI Kijiji cha Msufini Kidete kata ya Mbezi wilaya ya Mkuranga.

MIPAKA YA SHAMBA

- 1. Kaskazini kapakana na TALIANI
- 2. Kusini kapakana na ABDALLA ISHAKA LWINDE
- 3. Mashariki kapakana na HAMISI HASBANT KUNLUHO
- 4. Magharibi kapakana na TALIANI

Uthibitisho wa viongozi wa kijiji

- 1. IBRAHIM MABITA MAPANDE Cheo M/Kiti Sahihi [Signature]
- 2. MUHAMMEDI SAIDI HOGORA Cheo VEO Sahihi [Signature]
- 3. RASHIDI TWALISU MWALI Cheo M/Kiti Sahihi [Signature]
- 4. .... Cheo ..... Sahihi .....

Sisi (1) IBRAHIM T. MAPANDE Mwenyekiti wa Kijiji cha Msufini/kidete  
(2) MUHAMMEDI S. HOGORA Mtendaji wa Kijiji cha Msufini/kidete

Tunathibitisha kwamba eneo hilo linamilikiwa na ndugu JUMA HAMISI MACHEGE  
Ambalo ~~amemua~~ /amerithi toka kwa

- 1. ....
- 2. ....
- 3. ....
- 4. ....
- 5. ....
- 6. ....
- 7. ....
- 8. ....
- 9. ....
- 10. ....



Angalia hati za manunuzi zimeambatanishwa na hati hii.

Sahihi ya mwenyekiti wa Kijiji .....

Sahihi ya Mtendaji wa Kijiji .....



扫描全能王 创建

**SALE AGREEMENT**

**BETWEEN**

**HAMISI HASANI KUNGULIO  
(VENDOR)**

**AND**

**BRILLIANT SANITARY WARE COMPANY LIMITED  
(PURCHASER)**

**FOR THE SALE OF LAND SITUATED AT GONGONI AREA, MSUFINI KIDETE  
VILLAGE, MBEZI WARD, MKURANGA DISTRICT, COASTAL REGION**

**DRAWN BY**

**Peter Wenceslaus Seni, (Advocate)  
Bonafide Attorneys,  
P.O Box 11483,  
6<sup>th</sup> Floor Uvccm Building,  
Morogoro Road,  
Dar Es Salaam**

**§**  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oath  
Sign:   
Date: 25/07/2021

*HHKungulo*

*同第2号*



扫描全能王 创建

LAND SALE AGREEMENT

THIS AGREEMENT is made this <sup>02nd</sup>.....day of August 2024.

BETWEEN

HAMISI HASANI KUNGULIO individual person of P.O Box.....<sup>46</sup>.....Mkuranga District. (Hereinafter known as the "vendor" which (expression shall, where the context so admits, include its successors and assigns in title) of the ONE PART.

AND

BRILLIANT SANITARY WARE COMPANY LIMITED which is a Company duly incorporated under the Companies Act no 12 of 2002 of the Laws of Tanzania doing its business within the city of Dar es Salaam of P.O. Box 10848 Dar es Salaam, Tanzania, hereinafter referred to as 'Purchaser' which (expression shall include wherever applicable, its heirs, executors, legal representatives and assigns) of the OTHER PART

WHEREAS, the Vendor is the legal owner of the land measuring 16.5025Acres situated at Gongoni Area, Msufini Kidete Village, Mbezi Ward, Mkuranga District, Coastal Region (hereinafter referred to as the "Property").

AND WHEREAS, the Vendor intends to sell the said land to the Purchaser, and the Purchaser is willing to purchase the said land from the Vendor on the terms and conditions specified herein below.

NOW THIS AGREEMENT WITNESS as follows:

1. In consideration of the sum of Tanzania Shillings Four Hundred Twelve Million Five Hundred Sixty Two Thousand and Five Hundred (Tshs. 412,562,500/=) the Vendor HEREBY sales and transfers to the Purchaser the said property.

*H. Kungulo*

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Signature]*  
Date: *28/08/2025*

*[Signature]*



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2. That the parties have agreed that the purchase price shall be paid in three instalments as follows:
  - i) The purchaser will pay Thirty percent (30%) on the date of signing this contract.
  - ii) The purchaser will pay Forty percent (40%) after Four (4) working days from the date of signing this contract but this shall be subject to the completion of the process of transfer of ownership of the purchased land at the Village level and making handover of all documents relating to the land by the vendor.
  - iii) The purchaser will pay Thirty percent (30%) one month later from the date of payment of second instalment but also this shall be subject to the lodging of application to get Certificate of Derivative Right at Tanzania Investment Centre (TIC).
3. That the said purchase price shall include the costs of transferring the ownership of the said land from the Vendor to the Purchaser, buildings, trees and any exhausted improvement found in the purchased land.
4. That the payment shall be made by the Purchaser to the Vendor by way of electronic fund transfer to the vendor's bank Account number 22810016128, NMB Bank in the name of Hamisi Hasani Kungulio.
5. That parties have agreed that after payment of Second instalment stated in 2(ii) above, the purchaser shall start to clear the purchased land and make some temporary improvement such as fencing the land and construction of dormitories.
6. That upon receipt of all payments for the sale of the said land, both parties agree that the ownership of the said land shall be transferred to the Purchaser as well as the vendor shall vacate the said land within thirty days (30) after payment of final

HKungulio

  
Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 23/10/2025





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instalment of the purchase price. Consequence of breach will apply if the vendor fails to vacate within this period.

7. That the Vendor shall introduce the Purchaser to the local government authority leaders of the area where the land is situated and shall also show the Purchaser the actual boundaries of the land to avoid any future boundary disputes with neighbors.
8. That the Vendor shall hand over the possession of the land to the Purchaser immediately upon completion of the full payment as agreed herein. Moreover, the Vendor shall provide the Purchaser with all relevant documents pertaining to the ownership of the said land after payment of the Second instalment. These documents shall include, but are not limited to: -  
Proof of ownership, sale agreement, spousal consent in case of matrimonial property
9. That the Vendor hereby warrants the Purchaser that the said property is free from any encumbrance, collateral and it is not subject of any other security, legal or equitable mortgage and there is no pending proceeding against the same.
10. That if this agreement fails to be executed for any reason, the Vendor shall refund all the principal monies paid by the Purchaser plus interest of twenty percent (20%) per monthly which shall be accruing in every month of default. Likewise, if the Purchaser fails to make payment in stipulated time shall be liable to pay interest of 10% on each defaulting month but the said interest shall start to be counted after the issuance of Fourteen days' Notice to make payment.
11. That in case of any dispute arising out of this sale, both the Vendor and the Purchaser shall endeavor to resolve such dispute amicably outside the court

*H.K. Kwok*



*[Handwritten signature]*



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through the both parties' lawyers, and if such dispute cannot be resolved, the parties shall submit the dispute to the courts.

- 12. That this Agreement and all its interpretations shall be governed by the Laws of the United Republic of Tanzania.

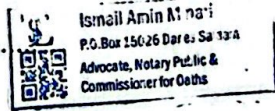
IN WITNESS WHEREOF the Parties hereunto have executed and set their respective hands to this sale agreement on the day, month and year hereinafter appearing.

SIGNED and DELIVERED at DAR-ES-SALAAM  
HAMISI HASANI KUNGULIO who is known to  
me personally/identified to me by .....  
.....  
the latter being known to me personally this  
..... day of August 2024.

} *H.Kungulio*  
VENDOR



BEFORE ME:  
Name: *Ismael Amin M'na'i*  
Signature: *[Signature]*  
Postal Address: .....



Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC



*H.Kungulio*

*[Signature]*



扫描全能王 创建

SEALED with the Common Seal of BRILLIANT SANITARY WARE COMPANY LIMITED

at DAR ES SALAAM in Our presence  
this 02<sup>nd</sup> day of August 2024



Name: ZHANG YANGZHI  
Signature: [Handwritten Signature]  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

Name: HUANG CAIYING  
Signature: [Handwritten Signature]  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Handwritten Signature]  
Date: 18/02/2024

BEFORE ME:

Name: PETER W. SENI  
Signature: [Handwritten Signature]  
Postal Address: 11483, DSM  
Qualification: COMMISSIONER FOR OATHS / NOTARY PUBLIC



扫描全能王 创建

22/09/2024

# HALMASHAURI YA KIJIKI CHA MSUFINI KIDETE



## UTHIBITISHO WA UMILIKI WA SHAMBA ENEO

Ofisi yangu inathibitisha kwamba ndugu HAMISI HASEANI ambae picha yake inaonekana hapo juu ndio mmiliki halali wa shamba lenye ukubwa wa hekari ..... lililopo kitongoji cha GOMONI Kijiji cha Msufini Kidete kata ya Mbezi wilaya ya Mkuranga.

### MIPAKA YA SHAMBA

- 1. Kaskazini kapakana na JALIANI
- 2. Kusini kapakana na TITANI MOTTAMBA BANE
- 3. Mashariki kapakana na HAMISI IBRAHIM BAHARI
- 4. Magharibi kapakana na JUMA HAMISI MAMETE

### Uthibitisho wa viongozi wa kijiji

- 1. IBRAHIM THABITI MAPANDE Cheo M/kt Sahihi [Signature]
- 2. MOHAMEDI SAIDI HOGORA Cheo VED Sahihi [Signature]
- 3. RASHIDI T. MWOLU Cheo M/ktongoji Sahihi [Signature]
- 4. .... Cheo ..... Sahihi .....

Sisi (1) IBRAHIM T. MAPANDE Mwenyekiti wa Kijiji cha Msufini/kidete  
(2) MOHAMEDI S. HOGORA Mtendaji wa Kijiji cha Msufini/kidete

Tunathibitisha kwamba eneo hilo linamilikiwa na ndugu HAMISI H. MUNGU'ELLO  
Ambalo amenunua /amerithi toka kwa

- 1. ....
- 2. ....
- 3. ....
- 4. ....
- 5. ....
- 6. ....
- 7. ....
- 8. ....
- 9. ....
- 10. ....

**H**  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oath  
Sign: [Signature]  
Date: 15/09/2024

Angalia hati za manunuzi zimeambatanishwa na hati hii.

Sahihi ya mwenyekiti wa Kijiji ... [Signature]

Sahihi ya Mtendaji wa Kijiji ... [Signature]



扫描全能王 创建

**SALE AGREEMENT**

**BETWEEN**

**HAMIDU IBRAHIMU BAHARI  
(VENDOR)**

**AND**

**BRILLIANT SANITARY WARE COMPANY LIMITED  
(PURCHASER)**

**FOR THE SALE OF LAND SITUATED AT GONGONI AREA, MSUFINI KIDETE  
VILLAGE, MBEZI WARD, MKURANGA DISTRICT, COASTAL REGION**

**DRAWN BY**

**Peter Wenceslaus Seni, (Advocate)  
Bonafide Attorneys,  
P.O Box 11483,  
6<sup>th</sup> Floor Uvccm Building,  
Morogoro Road,  
Dar Es Salaam**

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public of Tanzania  
for Ombudsman  
Sign:   
Date: 15/07/2023







扫描全能王 创建

LAND SALE AGREEMENT

THIS AGREEMENT is made this <sup>02nd</sup>.....day of August 2024.

BETWEEN

HAMIDU IBRAHIMU BAHARI individual person of P.O Box.....Mkuranga District. (Hereinafter known as the "vendor" which (expression shall, where the context so admits, include its successors and assigns in title) of the ONE PART.

AND

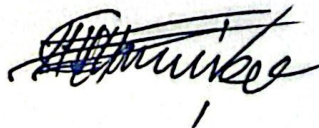
BRILLIANT SANITARY WARE COMPANY LIMITED which is a Company duly incorporated under the Companies Act no 12 of 2002 of the Laws of Tanzania doing its business within the city of Dar es Salaam of P.O. Box 10848 Dar es Salaam, Tanzania, hereinafter referred to as 'Purchaser' which (expression shall include wherever applicable, its heirs, executors, legal representatives and assigns) of the OTHER PART

WHEREAS, the Vendor is the legal owner of the land measuring 18.7925 Acres situated at Gongoni Area, Msufini Kidete Village, Mbezi Ward, Mkuranga District, Coastal Region (hereinafter referred to as the "Property").

AND WHEREAS, the Vendor intends to sell the said land to the Purchaser, and the Purchaser is willing to purchase the said land from the Vendor on the terms and conditions specified herein below.

NOW THIS AGREEMENT WITNESS as follows:

1. In consideration of the sum of Tanzania Shillings Four Hundred Sixty Nine Million Eight Hundred Twelve Thousand and Five Hundred (Tshs. 469,812,500/=) the Vendor HEREBY sales and transfers to the Purchaser the said property.




  
Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 25/07/2025



扫描全能王 创建

2. That the parties have agreed that the purchase price shall be paid in three instalments as follows:
  - i) The purchaser will pay Thirty percent (30%) on the date of signing this contract.
  - ii) The purchaser will pay Forty percent (40%) after Four (4) working days from the date of signing this contract but this shall be subject to the completion of the process of transfer of ownership of the purchased land at the Village level and making handover of all documents relating to the land by the vendor.
  - iii) The purchaser will pay Thirty percent (30%) one month later from the date of payment of second instalment but also this shall be subject to the lodging of application to get Certificate of Derivative Right at Tanzania Investment Centre (TIC).
3. That the said purchase price shall include the costs of transferring the ownership of the said land from the Vendor to the Purchaser, buildings, trees and any exhausted improvement found in the purchased land.
4. That the payment shall be made by the Purchaser to the Vendor by way of electronic fund transfer to the vendor's bank Account number 22801600172, NMB Bank in the name of Hamidu Ibrahim Bahari.
5. That parties have agreed that after payment of Second instalment stated in 2(ii) above, the purchaser shall start to clear the purchased land and make some temporary improvement such as fencing the land and construction of dormitories.
6. That upon receipt of all payments for the sale of the said land, both parties agree that the ownership of the said land shall be transferred to the Purchaser as well as





Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for Ombudsman  
Sign: \_\_\_\_\_  
Date: 15/8/2025



扫描全能王 创建

the vendor shall vacate the said land within thirty days (30) after payment of final instalment of the purchase price. Consequence of breach will apply if the vendor fails to vacate within this period.

7. That the Vendor shall introduce the Purchaser to the local government authority leaders of the area where the land is situated and shall also show the Purchaser the actual boundaries of the land to avoid any future boundary disputes with neighbors.
8. That the Vendor shall hand over the possession of the land to the Purchaser immediately upon completion of the full payment as agreed herein. Moreover, the Vendor shall provide the Purchaser with all relevant documents pertaining to the ownership of the said land after payment of the Second instalment. These documents shall include, but are not limited to: -  
Proof of ownership, sale agreement, spousal consent in case of matrimonial property
9. That the Vendor hereby warrants the Purchaser that the said property is free from any encumbrance, collateral and it is not subject of any other security, legal or equitable mortgage and there is no pending proceeding against the same.
10. That if this agreement fails to be executed for any reason, the Vendor shall refund all the principal monies paid by the Purchaser plus interest of twenty percent (20%) per monthly which shall be accruing in every month of default. Likewise, if the Purchaser fails to make payment in stipulated time shall be liable to pay interest of 10% on each defaulting month but the said interest shall start to be counted after the issuance of Fourteen days' Notice to make payment.

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Ombudsman  
Sign:   
Date: 25/10/2025





扫描全能王 创建

11. That in case of any dispute arising out of this sale, both the Vendor and the Purchaser shall endeavor to resolve such dispute amicably outside the court through the both parties' lawyers, and if such dispute cannot be resolved, the parties shall submit the dispute to the courts.
12. That this Agreement and all its interpretations shall be governed by the Laws of the United Republic of Tanzania.

IN WITNESS WHEREOF the Parties hereunto have executed and set their respective hands to this sale agreement on the day, month and year hereinafter appearing.

SIGNED and DELIVERED at DAR-ES-SALAAM  
 HAMIDU IBRAHIMU BAHARI who is known to  
 me personally/identified to me by .....  
 .....  
 the latter being known to me personally this  
 ..... day of August 2024.

*[Signature]*  
 VENDOR



BEFORE ME:  
 Name: *[Signature]*  
 Signature: *[Signature]*  
 Postal Address: *[Signature]*



Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC

**Justice Happiness Justin**  
 Advocate, Notary Public & Commissioner  
 for Oaths  
 Sign: *[Signature]*  
 Date: 28/07/2025

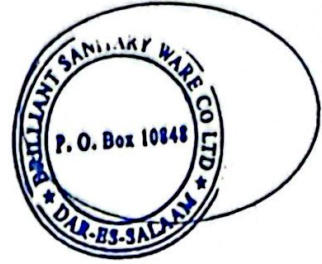
*[Signature]*



扫描全能王 创建

SEALED with the Common Seal of BRILLIANT SANITARY  
WARE COMPANY LIMITED

at DAR ES SALAAM in Our presence  
this <sup>2nd</sup> day of August 2024



Name: ZHANG YANG ZHI  
Signature: [Handwritten Signature]  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

Name: HUANG CAI MING  
Signature: [Handwritten Signature]  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Handwritten Signature]  
Date: 25/8/2024

BEFORE ME:

Name: PETER W. SENI  
Signature: [Handwritten Signature]  
Postal Address: 11483, DSM  
Qualification: **COMMISSIONER FOR OATHS/NOTARY PUBLIC**



扫描全能王 创建

22/07/2022

HALMASHAURI YA KIJJI CHA MSUFINI KIDETE



UTHIBITISHO WA UMILIKI WA SHAMBA/ENEO

Ofisi yangu inathibitisha kwamba ndugu HAMIDU IBRAHIM ambae picha yake inaonekana hapo juu ndio mmiliki halali wa shamba lenye ukubwa wa hekari ..... lililopo kitongoji cha SANTONI Kijiji cha Msufini Kidete kata ya Mbezi wilaya ya Mkuranga.

MIPAKA YA SHAMBA

- 1. Kaskazini kapakana na BARABARA YA TALIANI
- 2. Kusini kapakana na HASSANI IDDI NYANZA
- 3. Mashariki kapakana na BARABARA YA ILIBBY
- 4. Magharibi kapakana na HAMISI H. IKUNGUONA THANI BANG

Uthibitisho wa viongozi wa kijiji

- 1. IBRAHIM T. MAPANDE Cheo MUKUZI Sahihi [Signature]
- 2. MUHAMMEDI S. HOGORA Cheo YED Sahihi [Signature]
- 3. RASHIDI T. WALIM MZUWU Cheo MUKUNGI Sahihi [Signature]
- 4. .... Cheo ..... Sahihi .....

Sisi (1) IBRAHIM T. MAPANDE Mwenyekiti wa Kijiji cha Msufini/kidete  
(2) MUHAMMEDI S. HOGORA Mtendaji wa Kijiji cha Msufini/kidete

Tunathibitisha kwamba eneo hilo linamilikiwa na ndugu HAMIDU I. BAHARI  
Ambalo amemunua /amerithi toka kwa

- 1. ....
- 2. ....
- 3. ....
- 4. ....
- 5. ....
- 6. ....
- 7. ....
- 8. ....
- 9. ....
- 10. ....

Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner for Oaths  
Sign: [Signature]  
Date: 22/07/2022

Angalia hati za manunuzi zimeambatanishwa na hati hii.

Sahihi ya mwenyekiti wa Kijiji [Signature]

Sahihi ya Mtendaji wa Kijiji [Signature]



扫描全能王 创建

**SALE AGREEMENT**

**BETWEEN**

**ABDALLAH ISIHAKA RWINDWE  
(VENDOR)**

**AND**

**BRILLIANT SANITARY WARE COMPANY LIMITED  
(PURCHASER)**

**FOR THE SALE OF LAND SITUATED AT GONGONI AREA, MSUFINI KIDETE  
VILLAGE, MBEZI WARD, MKURANGA DISTRICT, COASTAL REGION**

**DRAWN BY**

**Peter Wenceslaus Seni, (Advocate)  
Bonafide Attorneys,  
P.O Box 11483,  
6<sup>th</sup> Floor Uvccm Building,  
Morogoro Road,  
Dar Es Salaam**

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Signature]*  
Date: *25/02/2025*

*[Handwritten Signature]*

*[Handwritten Signature]*



扫描全能王 创建

LAND SALE AGREEMENT

THIS AGREEMENT is made this <sup>02nd</sup>.....day of August 2024.

BETWEEN

ABDALLAH ISIHAKA RWINDWE individual person of P.O Box.....<sup>43</sup>.....Mkuranga District. (Hereinafter known as the "vendor" which (expression shall, where the context so admits, include its successors and assigns in title) of the ONE PART.

AND

BRILLIANT SANITARY WARE COMPANY LIMITED which is a Company duly incorporated under the Companies Act no 12 of 2002 of the Laws of Tanzania doing its business within the city of Dar es Salaam of P.O. Box 10848 Dar es Salaam, Tanzania, hereinafter referred to as 'Purchaser' which (expression shall include wherever applicable, its heirs, executors, legal representatives and assigns) of the OTHER PART

WHEREAS, the Vendor is the legal owner of the land measuring 19.7975 Acres situated at Gongoni Area, Msufini Kidete Village, Mbezi Ward, Mkuranga District, Coastal Region (hereinafter referred to as the "Property").

AND WHEREAS, the Vendor intends to sell the said land to the Purchaser, and the Purchaser is willing to purchase the said land from the Vendor on the terms and conditions specified herein below.

NOW THIS AGREEMENT WITNESS as follows:

1. In consideration of the sum of Tanzania Shillings Four Hundred Ninety Four Million Nine Hundred Thirty Seven Thousand and Five Hundred (Tshs. 494,937,500/=) the Vendor HEREBY sales and transfers to the Purchaser the said property.

*Handwritten signature*

Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for District  
Sign: *Justin Happiness*  
Date: *02/08/2024*



扫描全能王 创建

2. That the parties have agreed that the purchase price shall be paid in three instalments as follows:
  - i) The purchaser will pay Thirty percent (30%) on the date of signing this contract.
  - ii) The purchaser will pay Forty percent (40%) after Four (4) working days from the date of signing this contract but this shall be subject to the completion of the process of transfer of ownership of the purchased land at the Village level and making handover of all documents relating to the land by the vendor.
  - iii) The purchaser will pay Thirty percent (30%) one month later from the date of payment of second instalment but also this shall be subject to the lodging of application to get Certificate of Derivative Right at Tanzania Investment Centre (TIC).
3. That the said purchase price shall include the costs of transferring the ownership of the said land from the Vendor to the Purchaser, buildings, trees and any exhausted improvement found in the purchased land.
4. That the payment shall be made by the Purchaser to the Vendor by way of electronic fund transfer to the vendor's bank Account number 22810004145, NMB Bank in the name of Abdala Isihaka Rwinde.
5. That parties have agreed that after payment of Second instalment stated in 2(ii) above, the purchaser shall start to clear the purchased land and make some temporary improvement such as fencing the land and construction of dormitories.
6. That upon receipt of all payments for the sale of the said land, both parties agree that the ownership of the said land shall be transferred to the Purchaser as well as

*Handwritten signature*

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public, Commissioner  
for Oath  
Sign: *[Signature]*  
Date: *21/07/2025*

*Handwritten signature*



扫描全能王 创建

the vendor shall vacate the said land within thirty days (30) after payment of final instalment of the purchase price. Consequence of breach will apply if the vendor fails to vacate within this period.

7. That the Vendor shall introduce the Purchaser to the local government authority leaders of the area where the land is situated and shall also show the Purchaser the actual boundaries of the land to avoid any future boundary disputes with neighbors.
8. That the Vendor shall hand over the possession of the land to the Purchaser immediately upon completion of the full payment as agreed herein. Moreover, the Vendor shall provide the Purchaser with all relevant documents pertaining to the ownership of the said land after payment of the Second instalment. These documents shall include, but are not limited to: -  
Proof of ownership, sale agreement, spousal consent in case of matrimonial property
9. That the Vendor hereby warrants the Purchaser that the said property is free from any encumbrance, collateral and it is not subject of any other security, legal or equitable mortgage and there is no pending proceeding against the same.
10. That if this agreement fails to be executed for any reason, the Vendor shall refund all the principal monies paid by the Purchaser plus interest of twenty percent (20%) per monthly which shall be accruing in every month of default. Likewise, if the Purchaser fails to make payment in stipulated time shall be liable to pay interest of 10% on each defaulting month but the said interest shall start to be counted after the issuance of Fourteen days' Notice to make payment.

Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Signature]*  
Date: 25/07/2025

*[Handwritten Signature]*

*[Handwritten Signature]*



扫描全能王 创建

11. That in case of any dispute arising out of this sale, both the Vendor and the Purchaser shall endeavor to resolve such dispute amicably outside the court through the both parties' lawyers, and if such dispute cannot be resolved, the parties shall submit the dispute to the courts.
  
12. That this Agreement and all its interpretations shall be governed by the Laws of the United Republic of Tanzania.

IN WITNESS WHEREOF the Parties hereunto have executed and set their respective hands to this sale agreement on the day, month and year hereinafter appearing.

SIGNED and DELIVERED at DAR-ES-SALAAM  
 ABDALLAH ISIHAKA RWINDWE who is known to  
 me personally/identified to me by .....  
 .....  
 the latter being known to me personally this  
 ..... day of August 2024.

} *Abdullah Isihaka Rwindwe*  
 VENDOR

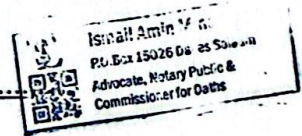


BEFORE ME:

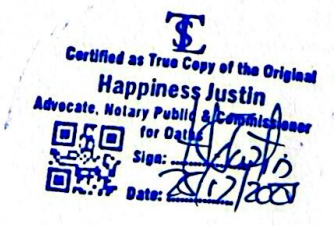
Name: *Isihaka Rwindwe*

Signature: *[Handwritten Signature]*

Postal Address: *15026 Dar es Salaam*



Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC



*[Handwritten signature]*



扫描全能王 创建

SEALED with the Common Seal of BRILLIANT SANITARY  
WARE COMPANY LIMITED

at DAR ES SALAAM in Our presence  
this 02<sup>nd</sup> day of August 2024



Name: ZHANG YANGZHI  
Signature: [Handwritten Signature]  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

Name: HUANG GAMING  
Signature: [Handwritten Signature]  
Postal Address: 10848, DSM  
Qualification: DIRECTOR

BEFORE ME:

Name: PETER W. SENI  
Signature: [Handwritten Signature]  
Postal Address: 11483, DSM  
Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC



Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
Date: [Handwritten Date]  
Sign: [Handwritten Signature]  
Date: [Handwritten Date]



扫描全能王 创建

12/07/2024

HALMASHAURI YA KIJJI CHA MSUFINI KIDETE



UTHIBITISHO WA UMILIKI WA SHAMBA

Ofisi yangu inathibitisha kwamba ndugu ABDALLAH IBRAHIM LWINDA ambaye picha yake inaonekana hapo juu ndio mmiliki halali wa shamba lenye ukubwa wa hekari ..... lililopo kitongoji cha GUNWANI Kijiji cha Msufini Kidete kata ya Mbezi wilaya ya Mkuranga.

MIPAKA YA SHAMBA

- 1. Kaskazini kapakana na JUMA HAMISI MATEGE
- 2. Kusini kapakana na RASHIDI TUALIBU MWLWURI
- 3. Mashariki kapakana na THANI MOHAMEDI BANE
- 4. Magharibi kapakana na BARA BARA YA TALIANI

Uthibitisho wa viongozi wa kijiji

- 1. IBRAHIM THABITI MAMPANE Cheo M/Kute Sahihi Abdallah Lwinda
- 2. MOHAMEDI SATISI HOGORA Cheo V.E.T Sahihi Abdallah Lwinda
- 3. RASHIDI T. MWLWURI Cheo M/Kute Sahihi Abdallah Lwinda
- 4. .... Cheo ..... Sahihi .....

- Sisi (1) IBRAHIM THABITI MAMPANE Mwenyekiti wa Kijiji cha Msufini/kidete
- (2) MOHAMEDI SATISI HOGORA Mtendaji wa Kijiji cha Msufini/kidete

Tunathibitisha kwamba eneo hilo linamilikiwa na ndugu ABDALLAH I. LWINDA Ambalo ~~amemua~~ /amerithi toka kwa

- 1. ....
- 2. ....
- 3. ....
- 4. ....
- 5. ....
- 6. ....
- 7. ....
- 8. ....
- 9. ....
- 10. ....



Angalia hati za manunuzi zimeambatanishwa na hati hii.

Sahihi ya mwenyekiti wa Kijiji Abdallah Lwinda

Sahihi ya Mtendaji wa Kijiji Abdallah Lwinda



扫描全能王 创建

**SALE AGREEMENT**

**BETWEEN**

**RASHIDI TWALIBU MZUZURI  
(VENDOR)**

**AND**

**BRILLIANT SANITARY WARE COMPANY LIMITED  
(PURCHASER)**

**FOR THE SALE OF LAND SITUATED AT GONGONI AREA, MSUFINI KIDETE  
VILLAGE, MBEZI WARD, MKURANGA DISTRICT, COASTAL REGION**

**DRAWN BY**

**Peter Wenceslaus Seni, (Advocate)  
Bonafide Attorneys,  
P.O Box 11483,  
6<sup>th</sup> Floor Uvccm Building,  
Morogoro Road,  
Dar Es Salaam**

**§**  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for: \_\_\_\_\_  
Sign: \_\_\_\_\_  
Date: 25/07/2025

*[Handwritten signature]*

*[Handwritten signature]*



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LAND SALE AGREEMENT

THIS AGREEMENT is made this <sup>02<sup>nd</sup></sup> day of August 2024.

BETWEEN

RASHIDI TWALIBU MZUZURI individual person of P.O. Box <sup>46</sup>.....Mkuranga District. (Hereinafter known as the "vendor" which (expression shall, where the context so admits, include its successors and assigns in title) of the ONE PART.

AND

BRILLIANT SANITARY WARE COMPANY LIMITED which is a Company duly incorporated under the Companies Act no 12 of 2002 of the Laws of Tanzania doing its business within the city of Dar es Salaam of P.O. Box 10848 Dar es Salaam, Tanzania, hereinafter referred to as 'Purchaser' which (expression shall include wherever applicable, its heirs, executors, legal representatives and assigns) of the OTHER PART

WHEREAS, the Vendor is the legal owner of the land measuring 28.79 Acres situated at Gongoni Area, Msufini Kidete Village, Mbezi Ward, Mkuranga District, Coastal Region (hereinafter referred to as the "Property").

AND WHEREAS, the Vendor intends to sell the said land to the Purchaser, and the Purchaser is willing to purchase the said land from the Vendor on the terms and conditions specified herein below.

NOW THIS AGREEMENT WITNESS as follows:

1. In consideration of the sum of Tanzania Shilling Seven Hundred Nineteen Million Seven Hundred and Fifty Thousand (Tshs. 719,750,000/=) the Vendor HEREBY sales and transfers to the Purchaser the said property.

  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oaths  
for Oaths  
Signature:   
Date: 



扫描全能王 创建

LAND SALE AGREEMENT

THIS AGREEMENT is made this <sup>02<sup>nd</sup></sup> day of August 2024.

BETWEEN

RASHIDI TWALIBU MZUZURI individual person of P.O. Box <sup>46</sup>.....Mkurunga District. (Hereinafter known as the "vendor" which (expression shall, where the context so admits, include its successors and assigns in title) of the ONE PART.

AND



BRILLIANT SANITARY WARE COMPANY LIMITED which is a Company duly incorporated under the Companies Act no 12 of 2002 of the Laws of Tanzania doing its business within the city of Dar es Salaam of P.O. Box 10848 Dar es Salaam, Tanzania, hereinafter referred to as 'Purchaser' which (expression shall include wherever applicable, its heirs, executors, legal representatives and assigns) of the OTHER PART

WHEREAS, the Vendor is the legal owner of the land measuring 28.79 Acres situated at Gongoni Area, Msufini Kidete Village, Mbezi Ward, Mkurunga District, Coastal Region (hereinafter referred to as the "Property").

AND WHEREAS, the Vendor intends to sell the said land to the Purchaser, and the Purchaser is willing to purchase the said land from the Vendor on the terms and conditions specified herein below.

NOW THIS AGREEMENT WITNESS as follows:

1. In consideration of the sum of Tanzania Shilling Seven Hundred Nineteen Million Seven Hundred and Fifty Thousand (Tshs. 719,750,000/=) the Vendor HEREBY sales and transfers to the Purchaser the said property.



  
Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for Oaths  
for Oaths  
Sign:   
Date: 02/08/2025



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2. That the parties have agreed that the purchase price shall be paid in three instalments as follows:
  - i) The purchaser will pay Thirty percent (30%) on the date of signing this contract.
  - ii) The purchaser will pay Forty percent (40%) after Four (4) working days from the date of signing this contract but this shall be subject to the completion of the process of transfer of ownership of the purchased land at the Village level and making handover of all documents relating to the land by the vendor.
  - iii) The purchaser will pay Thirty percent (30%) one month later from the date of payment of second instalment but also this shall be subject to the lodging of application to get Certificate of Derivative Right at Tanzania Investment Centre (TIC).
3. That the said purchase price shall include the costs of transferring the ownership of the said land from the Vendor to the Purchaser, buildings, trees and any exhausted improvement found in the purchased land.
4. That the payment shall be made by the Purchaser to the Vendor by way of electronic fund transfer to the vendor's bank Account number 22810035833, NMB Bank in the name of Rashidi Twalibu Mzuzuri.
5. That parties have agreed that after payment of Second instalment stated in 2(ii) above, the purchaser shall start to clear the purchased land and make some temporary improvement such as fencing the land and construction of dormitories.
6. That upon receipt of all payments for the sale of the said land, both parties agree that the ownership of the said land shall be transferred to the Purchaser as well as



  
Certified as True Copy of the Original  
**Happiness Justin**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 25/07/2025



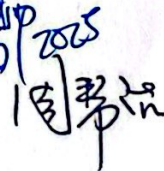
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the vendor shall vacate the said land within thirty days (30) after payment of final instalment of the purchase price. Consequence of breach will apply if the vendor fails to vacate within this period.

7. That the Vendor shall introduce the Purchaser to the local government authority leaders of the area where the land is situated and shall also show the Purchaser the actual boundaries of the land to avoid any future boundary disputes with neighbors.
8. That the Vendor shall hand over the possession of the land to the Purchaser immediately upon completion of the full payment as agreed herein. Moreover, the Vendor shall provide the Purchaser with all relevant documents pertaining to the ownership of the said land after payment of the Second instalment. These documents shall include, but are not limited to: -  
Proof of ownership, sale agreement, spousal consent in case of matrimonial property
9. That the Vendor hereby warrants the Purchaser that the said property is free from any encumbrance, collateral and it is not subject of any other security, legal or equitable mortgage and there is no pending proceeding against the same.
10. That if this agreement fails to be executed for any reason, the Vendor shall refund all the principal monies paid by the Purchaser plus interest of twenty percent (20%) per monthly which shall be accruing in every month of default. Likewise, if the Purchaser fails to make payment in stipulated time shall be liable to pay interest of 10% on each defaulting month but the said interest shall start to be counted after the issuance of Fourteen days' Notice to make payment.



  
Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Signature]  
Date: 20/10/2025



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11. That in case of any dispute arising out of this sale, both the Vendor and the Purchaser shall endeavor to resolve such dispute amicably outside the court through the both parties' lawyers, and if such dispute cannot be resolved, the parties shall submit the dispute to the courts.
12. That this Agreement and all its interpretations shall be governed by the Laws of the United Republic of Tanzania.

IN WITNESS WHEREOF the Parties hereunto have executed and set their respective hands to this sale agreement on the day, month and year hereinafter appearing.

SIGNED and DELIVERED at DAR-ES-SALAAM  
 RASHIDI TWALIBU MZUZURI who is known to  
 me personally/identified to me by ..... *Rashidi* .....  
 ..... *Elizwe* .....  
 the latter being known to me personally this  
 ..... *02nd* ..... day of August 2024.

*[Signature]*  
 .....  
 VENDOR



BEFORE ME:

Name: *Ismail A. Muzari*

Signature: *[Signature]*

Postal Address: *25026 Dar es Salaam*



Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC

*[Notary Seal]*  
 Certified as True Copy of the Original  
 Happiness Justice  
 Advocate, Notary Public & Commissioner  
 for Oaths  
 Sign: *[Signature]*  
 Date: *15/08/2024*

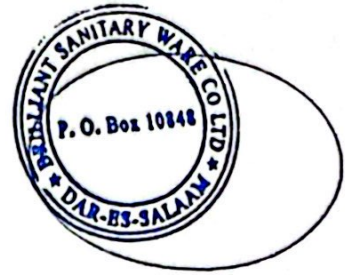
*[Handwritten signature]*



扫描全能王 创建

SEALED with the Common Seal of BRILLIANT SANITARY WARE COMPANY LIMITED

at DAR ES SALAAM in Our presence  
this 02<sup>nd</sup> day of August 2024



Name: ZHANG YANGZHI

Signature: [Handwritten Signature]

Postal Address: 10848, DSM

Qualification: DIRECTOR

Name: HUANG GAIMING

Signature: [Handwritten Signature]

Postal Address: 10848, DSM

Qualification: DIRECTOR

Certified as True Copy of the Original  
Happiness Justin  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Handwritten Signature]  
Date: 25/01/2025

BEFORE ME:

Name: PETER W. SENI

Signature: [Handwritten Signature]

Postal Address: 11483, DSM

Qualification: COMMISSIONER FOR OATHS/NOTARY PUBLIC



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HALMASHAURI YA KIJJI CHA MSUFINI KIDETE



UTHIBITISHO WA UMILIKI WA SHAMBA/ENEO

Ofisi yangu inathibitisha kwamba ndugu RASHIDI TUNALIBU MZUZU ambae picha yake inaonekana hapo juu ndio mmiliki halali wa shamba lenye ukubwa wa hekari ... lilitopo kitongoji cha GONCONI... Kijiji cha Msufini Kidete kata ya Mbezi wilaya ya Mkuranga.

MIPAKA YA SHAMBA

- 1. Kaskazini kapakana na ITHANI MUHAMMAD BANGI / ABDALLA LWINDU
- 2. Kusini kapakana na RAJABI NGULINDA NA MAKOSOLA
- 3. Mashariki kapakana na HASSANI IDRI NYANZA
- 4. Magharibi kapakana na BONDE NA ABDALLA LWINDU

Uthibitisho wa viongozi wa kijiji

- 1. Ibrahim Habibi Mapande Cheo m/Kit Sahihi [Signature]
- 2. Mwanambwa Saiti Mgora Cheo VEO Sahihi [Signature]
- 3. Rashidi T. Muzuru Cheo M/Ki Sahihi [Signature]
- 4. Cheo Sahihi

- Sisi (1) Ibrahim Habibi Mapande Mwenyekiti wa Kijiji cha Msufini/kidete
- (2) Mwanambwa Saiti Mgora Mtendaji wa Kijiji cha Msufini/kidete

Tunathibitisha kwamba eneo hilo linamilikiwa na ndugu RASHIDI TUNALIBU MZUZU Ambalo ... /amerithi toka kwa

- 1. ....
- 2. ....
- 3. ....
- 4. ....
- 5. ....
- 6. ....
- 7. ....
- 8. ....
- 9. ....
- 10. ....

Angalia hati za manunuzi zimeambatanishwa na hati hii

Sahihi ya mwenyekiti wa Kijiji ... [Signature]

Sahihi ya Mtendaji wa Kijiji ... [Signature]



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