

**AGREEMENT FOR THE SALE OF LAND**

THIS AGREEMENT FOR THE SALE OF LAND is made at Dar es Salaam on this  
18<sup>th</sup> day of December 2024

**BETWEEN**

**WATERCOM (T) LIMITED** a body cooperate established under the laws of the United Republic of Tanzania, CAP 212 R:E 2019, with the certificate of incorporation number 92419, of Postal address 20831, Kibada, Kisarawe ii, Dar es salaam, hereinafter referred to as "the SELLER" (which expression shall include wherever applicable his directors, executors, legal representatives and assigns) of the **ONE PART**

**AND**

**GLORY NEW BUILDING MATERIALS GROUP CO. LIMITED** a body cooperate established under the laws of the United Republic of Tanzania, CAP 212 R:E 2019, with the certificate of incorporation number 178649434, of Postal address 19088, Dar es salaam, Kigogo street, Kisarawe ii, Kigamboni-Dar es salaam region, hereinafter referred to as "the PURCHASER" (which expression shall include wherever applicable his directors, executors, legal representatives and assigns) of the **OTHER PART**

**WHEREAS**

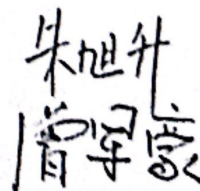
The seller is the sole legal owner of the land known as Plot P24829 comprises of 8893sqm. Plot P24830 comprises of 7402sqm and Plot no P248831 comprises of 7158sqm.

**WHEREAS**

The seller is desirous of disposing the said Plots situated at **Kisarawe II Industrial area, within Kigamboni District Dar es salaam region** comprises of a total of **23453 sqm** (Hereinafter referred to as "the property") .

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Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 15/12/2025






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**AND WHEREAS** the purchaser is desirous of buying the said property/land at a consideration of **Tanzanian Shillings Forty thousand only per each square meter (TZS 40,000/=)**, (hereinafter referred to as the "purchase price")

**NOW THEREFORE, It is hereby AGREED and DECLARED as follows;**

1. The seller and the purchaser have agreed to dispose the said properties Plot P24829 comprises of 8893sqm, Plot P24830 comprises of 7402sqm and Plot no P248831 comprises of 7158sqm at the fixed consideration of **FORTY THOUSAND SHILLINGS (TSHS 40,000/=)** per each square meter.
2. That, the total amount to be paid to the **SELLER** shall be **Nine hundred thirty-eight million, one hundred and twenty thousand only (TZS 938,120,000/=)** to be paid into two installments as follows:
  - a. **FIRST INSTALMENT** at total of fifty percentage (50%) shall be paid to the seller's bank account number 0150390569502-CRDB within 30 days after executing this contract.
  - b. **SECOND INSTALMENT;** Fifty percentage (50%) upon securing of the tittle deed of the said properties, the said amount will be paid within 30 days after officially issued the with the tittle.
3. That, the seller will undertake the duty to surrender/ making amendments of the said plots to the responsible authorities for changing the use of plot no P24829 from housing estate to Industrial purposes all costs arise on the due process will be covered by the seller himself.
4. That the Seller is hereby covenants with the Purchaser to pay satisfy and discharge all outgoings and liabilities in respect of the property until the Purchaser shall have been registered as the owner thereof and undertakes to indemnify the Purchaser against all notices, proceedings claims and demands arising out and in connection with or incidental to the breach by the seller of his under takings and covenants herein contained.
5. Seller shall have the responsibilities to process the tittle deed from the responsible authorities and the purchaser has a mandatory duty to cooperate to seller or any authority when needed to so, costs involved in the process to be covered by the Seller

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**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 15/04/2025

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6. That, Seller declared to sought all necessary consents needed before sign this sale agreement, any controverse raised relating to the consent(s) shall be taking care by him to finality.
7. That, in case the Purchaser failed to acquire good title from the Registrar of title or authorized officer for the reasons caused by the Seller, the seller will be responsible to pay back the purchases price/consideration paid and the associated costs incurred by the purchaser
8. All alterations and amendments to this agreement shall be valid only if they are made in written form and duly signed by both parties.
9. That, this sale Agreement shall be governed by the Laws of the United Republic of Tanzania, should there arise any dispute between the parties as to the interpretation of this agreement, the parties shall first refer the same to arbitration under the laws of United Republic Tanzania

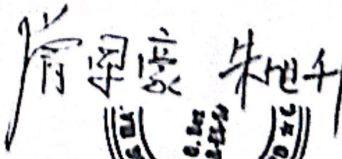
**IN WITNESS** the parties herein above have set their respective hands hereinto in the manner and on the date hereinafter appearing.

**SIGNED and DELIVERED** at Dar es salaam by the Company seal of **WATERCOM (T) LIMITED** who is Known to me personally/identified to me by Julius Rugina who is personally known to me this 18<sup>th</sup> day of December 2024 } .....  
SELLER SEAL

Name: SAID E. NAHDI  
Signature: [Signature]  
Address: P. o Box 20831, Dar es salaam  
Qualification: Director

Name: KHALID M ABDULLAH  
Signature: [Signature]  
Address: P. o box 20831, Dar es salaam  
Qualification: Director

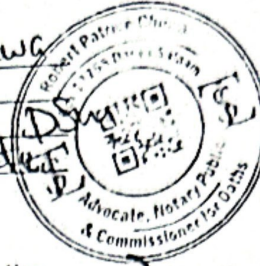
  
Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oath  
Sign: [Signature]  
Date: 15/04/2025

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BEFORE ME:  
Name:  
Signature:  
Address  
Qualification:

Robert P. Chuwa  
P.O. Box 13755 Dar es Salaam  
Advocate



SIGNED and DELIVERED at Dar es salaam by the  
Company seal of **GLORY NEW BUILDING MATERIALS  
GROUP CO. LIMITED WATERGOM (T) LIMITED** who is  
Known to me personally/identified to me by.....  
Case Du  
who is personally known to me this ..... 18th  
day of ..... December ..... 2024



Name:  
Signature:  
Address  
Qualification:

ZHU XI SHEN  
朱旭升  
Kisumu DSM  
DIRECTOR

Name:  
Signature:  
Address  
Qualification:

ZENG JUN HAO  
曾军豪  
Kisumu DSM  
Director

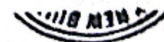
BEFORE ME:  
Name:  
Signature:  
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Qualification:

Robert P. Chuwa  
P.O. Box 13755 Dar es Salaam  
Advocate



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**H**  
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**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: Hendrick  
Date: 15/04/2025



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