

[THE VILLAGE LAND ACT, 1999]

# SALE AGREEMENT IN RESPECT OF A PIECE OF LAND

(MKATABA WA MAUZIANO YA ARDHI)  
[MASOUD ABDU WANANI  
AND

TANZANIA-CHINA AGRICULTURAL  
TECHNOLOGY COMPANY LIMITED]

(Prepared by:  
Kannyeye, A. J. (Advocate) Cell Phone 0784 398 822 / 0715 398 822)  
09<sup>th</sup> September, 2025



[Sale agreement entered between the parties hereinabove disposing the said piece of land  
absolutely.]

# SALE AGREEMENT

## (MKATABA WA MAUZIANO)

THIS AGREEMENT is made this 11<sup>th</sup> day of September, 2025 (*Mkataba huu umefungwa leo hii tarehe .... Mwezi wa Juni, 2025*)

BETWEEN (KATI YA)

**MASOUD ABDU WANANI**, NIDA No. 19570417-14121-00002-27 of Mkuranga, Mkuranga District, Coast Region, Cell Phone No. +255 717 999 009 (hereinafter referred to as "**the Vendor**") of the one part, (*MASOUD ABDU WANANI, NIDA No. 19570417-14121-00002-27 wa Mkuranga katika Wilaya ya Mkuranga, Mkoa wa Pwani, Simu Na. +255 717 999 009. (ambaye hapa atajulikana kama "Muuzaji") kwa upande mmoja,*

AND (NA)

**TANZANIA-CHINA AGRICULTURAL TECHNOLOGY COMPANY LIMITED** Dar es Salaam (hereinafter referred to as "**the Purchaser**") of the other part, (*TANZANIA-CHINA AGRICULTURAL TECHNOLOGY COMPANY LIMITED wa S. L. P. Dar es Salaam (ambaye hapa atajulikana kama "Mnunuzi") kwa upande mwingine,*

**WHEREAS** the Vendor is the true customary owner of all that unregistered and unsurveyed piece of land measuring at **about 53 acres** situate at **Kiziko** and **Kise Villages** in Mwarusembe and Kiparang'anda Wards respectively within Mkuranga District, **Coast** Region, Tanzania, (hereinafter called "**the Property**") (*AMBAPO Muuzaji ni mmiliki hahali wa kimila wa kipande chote cha ardhi kisichopimwa na kisichosajiliwa chenye eneo la kadiri ya ekari 53 kilichopo kwa pamoja ndani ya Vijiji vya Kiziko na Kise katika Kata za Mwarusembe na Kiparang'anda katika wilaya ya Mkuranga, Mkoa wa Pwani, Tanzania (ambacho hapa kitatajwa kama "Ardhi"),*

**SHARED BOUNDARIES WITH (ARDHI IMEPAKANA NA):**

In the East (Mashariki): WilbertMduma.. and . . . . .

In the South (Kusini): Village Road (*Barabara*)

In the West (Magharibi) : Ki seVillage

In the North (Kaskazini): RiverLukwale.

**AND WHEREAS** the Vendor is desirous of selling the property and the purchaser is desirous of purchasing it from the vendor subject to terms and covenants herein appearing whereas the parties have agreed to

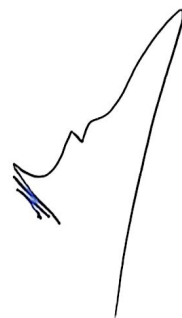
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transact as it is hereinafter (**NA AMBAPO** Muuzaji anataka kuuza na Mnunuzi anakusudia kununua eneo la ardhi lililotajwa hapa ambapo pande zote za mkataba huu zimeridhiana kwa maagano kama yalivyo hapa chini);

**NOW WHEREFORE THIS AGREEMENT WITNESSES THE FOLLOWING**  
(SASA BASI MKATABA HUU UNASHUHUDIA HAYA YAFUATAYO):-

1. **THAT THE CONSIDERATION** agreed is the sum of Tanzania Shillings **Seven Hundred Thousand** only (Tshs. **700,000/=**) for each acre to make it Tanzania Shillings **Thirty Seven Million** (Tzs. **37,000,000/=**) (hereinafter called "**the Purchase Price**") the Vendor sells the property to the Purchaser (*Kwamba kwa Malipo ya Shilingi za Kitanzania **Laki Saba** (Sh. **700,000/=**) kwa kila ekari moja na kuifanya bei ya mauziano kwa eneo lote kuwa Shilingi **Milioni Thelathini na Saba** (Tshs. **37,000,000/=**) (ambayo hapa itaitwa "**Bei ya Mauziano**") Muuzaji anamuuzia Mnunuzi ardhi tajwa).*
2. That payment of the purchase money shall be once directly to the Vendor receiving Shillings Cash Money **Thirty Seven Million** (Tzs. **37,000,000/=**) being the whole purchase price to the Vendor **MASOUD ABDU WANANI**. (*Kwamba malipo ya fedha yatafanyika kwa pesa Taslimu wakati mmoja kiasi cha Shilingi **Milioni Thelathini na Saba** (Sh. **37,000,000/=**) ikiwa ni bei kamili ya mauziano kwa muuzaji **MASOUD ABDU WANANI**.*
3. That the Vendor upon receiving the purchase money in the manner described in paragraph 2 herein above, shall immediately cease his ownership and surrender to the Purchaser the property plus all other original documents related to the property including all previous Sale Agreements between him and previous owners (if any) (*Kwamba Muuzaji baada ya kupokea malipo ya mauzo kwa namna ilivyotajwa katika aya ya 2 hapa juu mara moja ataachia umiliki wake na kumkabidhi Mnunuzi eneo lote la ardhi lililotajwa, pamoja na nyaraka halisi zote zinazohusiana na ardhi hiyo ikiwemo Mikataba ya mauziano kati yake na wamiliki wa awali (kama ipo).*
4. **THAT** after execution of this agreement the Purchaser undertakes to personally undergo legal processes of registration of the property into his name including paying requisite fees. Payment of dues to

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the Village in regard to this Agreement and previous liabilities (if any) shall be borne by the Vendor. *(Kwamba Mnunuzi mara baada ya kuhitimisha Mkataba huu, yeye binafsi atafanya taratibu za usajili rasmi wa eneo hilo la ardhi kwa jina lake, zikiwemo kulipa kodi stahiki kwa mujibu wa sheria za ardhi. Malipo ya Kijiji kuhusiana na Mkataba huu na madeni ya nyuma (kama yapo) yatalipwa na muuzaji).*

5. THAT the Vendor shall throughout during the registration process, cooperate and give requisite assistance to the Purchaser to effect such registration into the name of the Purchaser in the respective authorities *(Kwamba Muuzaji wakati wote wa zoezi la usajili kwa jina la Mnunuzi katika Mamlaka husika, atawajibika kutoa msaada na ushirikiano utakaohitajika kwake mpaka pale usajili huo utakapokamilika).*
6. THAT by executing this deed the Vendor covenants that he has such power and full authority to do as he does and should the contrary be revealed, this agreement shall be rescinded and the Vendor shall reimburse back the whole money paid to him plus incidental costs that the purchaser shall incur regarding this transaction *(Kwamba kwa kusainiana mkataba huu Muuzaji anaweka agano kwamba anayo mamlaka kamili ya kufanya afanyavyo, na endapo itadhihirika kinyume chake Mkataba huu utasitishwa na Muuzaji atarejesha fedha yote itakayokuwa imelipwa kwake na gharama nyinginezo atakzokuwa ameingia Mnunuzi kutokana na mkataba huu).*
7. THAT the Vendor covenants further that he has obtained the necessary consents from her spouse and all other interested parties to the property *(Kwamba Muuzaji anaweka agano na Mnunuzi kwamba ana ridhaa kutoka kwa mkewe kufanya afanyavyo na kwamba mkewe atasaini Hati hii).*
8. THAT by executing this deed the Vendor acknowledges to have received the purchase money in full and that there is no pending payments due from the Purchaser in his favor *(Kwamba kwa kusaini Mkataba huu Muuzaji anakiri kupokea pesa yote ya mauziano kama ilivyotajwa hapa na kwamba hakuna malipo yoyote yaliyobaki kutoka kwa Mnunuzi kwa ajili yake).*

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9. That the Agreement is governed by the Laws of Contract of Tanzania and any dispute arising from it, the parties covenant to resolve it amicably, failure to which any of them shall be at liberty to seek his redress by instituting a case in a court of competent jurisdiction (*Kwamba, Mkataba huu utasimamiwa na Sheria za Mikataba za Tanzania na endapo kutatokea tatizo lilote baina yao, wote wawili watajitahidi kuondoa dosari hiyo kiungwana na endapo itashindikana, yeyote anaweza kuitafuta haki yake kwa kufungua shauri katika Mahakama yenye mamlaka*).

**IN WITNESS WHEREOF** the parties have executed these presents in the manner hereinafter appearing (KWA USHUHUDA HUU, pande zote zimeweka sahihi zao kama inavyoonekana hapa chini).

**SIGNED** and **DELIVERED** at Dar es Salaam by the said **MASOUD ABDU WANANI** who is identified to me by ZHU JIN FENG the latter being known to me personally this **11<sup>th</sup>** day of **Sept, 2025**.  
(*Umetiwa Sahihi hapa Dar es Salaam na Bw. MASOUD ABDU WANANI ambaye ametambulishwa kwangu na Zhu Qinglei ambaye ninamfahamu leo hii tarehe 11 Mwezi Sept., 2025*)

  
.....  
**VENDOR**  
(*Muuzaji*)

**Witnessed by:** 1. HAWA SEIF MASOUD (Wife(Mke)), Signature   
(*Imeshuhudiwa na*)

**IN MY PRESENCE**

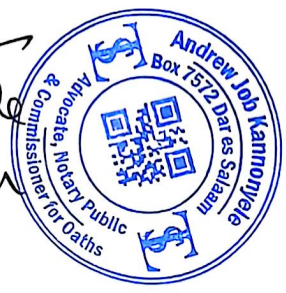
(*Wote Mbale Yangu*):

SIGNATURE (Sahihi): 

NAME (Jina): *Andrew Job Kambonyele*

POSTAL ADDRESS (Anwani):- *Box 55076 Dar*

QUALIFICATION (Cheo):- *Advocate*




**SEALED** with the **COMMON SEAL** of the said **TANZANIA-CHINA AGRICULTURAL TECHNOLOGY COMPANY LIMITED** and Delivered at Dar es Salaam

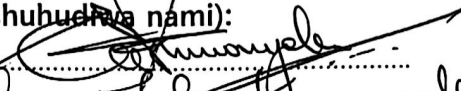
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in the presence of us this 11<sup>th</sup> day of **September**, 2025.  
(Imewekwa Muhuri kapa Dar es Salaam na mnuuzi **TANZANIA-  
CHINA AGRICULTURAL TECHNOLOGY COMPANY  
LIMITED** mbele ya wafuatao, leo hij tarehe **11**, Mwezi **09**, 2025.



1. SIGNATURE (Sahihi):-   
NAME (Jina): ZHU QINGLEI  
POSTAL ADDRESS (Anwani):- MAKUMBUSHO  
QUALIFICATION (Cheo):- DIRECTOR

2. SIGNATURE (Sahihi):- .....  
NAME (Jina): .....  
POSTAL ADDRESS (Anwani):- .....  
QUALIFICATION (Cheo):- .....

**WITNESSED BY (Imeshuhudiwa nami):**  
SIGNATURE (Sahihi):-   
NAME (Jina): Andrew Job Kannonyele  
POSTAL ADDRESS (Anwani):- Box 55076 Dar  
QUALIFICATION (Cheo):- Advocate

A large, stylized handwritten signature in blue ink.