

THE UNITED REPUBLIC OF TANZANIA

THE CONTRACT ACT CAP 345 R.E 2002

DATED AT DAR ES SALAAM THIS.....^{16th}.....DAY
OF.....JANUARY 2025.....

FARM PURCHASE AGREEMENT
BETWEEN

NAUROZALI ABDULAZIZ BANDALI

AND

HARON COMMODITY COMPANY LIMITED

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FARM PURCHASE AGREEMENT

THIS FARM AGREEMENT is made at Dar es Salaam this 16th day of JANUARY 2025

BETWEEN

NAUROZALI ABDULAZIZ BANDALI of post office Box Number 10618 Dar es Salaam in the United Republic of Tanzania (hereinafter referred to as "the seller")

AND

HARON COMMODITY COMPANY LIMITED Post Office Box Number 1703 Dar-es- salaam in the United Republic of Tanzania (hereinafter referred to as "the Purchaser")

WHERE AS:

1. **NAUROZALI ABDULAZIZ BANDALI** is the owner of FARM NO.1570 Title NO. 47800 located on Farm no. 1570 At Soga kibaha district. Tanzania .
2. The Seller has agreed to sell and the purchaser is desirous to buy the said all pieces of land (hereinafter referred to as 'property') which is located on the above mentioned pieces of land at a consideration of Tanzanian Shillings **One Hundred and Seventy Million (170,000,000/-)** subject to the terms and conditions hereinafter appearing.

NOW IT IS HEREBY AGREED as follows:

1. AGREEMENT FOR PURCHASE

Subject to the terms and conditions of this agreement, the Seller shall sell the Farm on behalf of the company and the Purchaser shall purchase the said Farm with all rights attaching to them and with effect from the date of this agreement.

2. PURCHASE CONSIDERATION

- 2.1. The purchase consideration for the Sellers' Farm shall be the sum of **Tshs. 170,000,000/=** which shall be paid shall on the date of signing this agreement.
- 2.2. That the vendor will maintain the condition of the purchased property during the possession of the said property.

- 2.3. For avoidance of doubt all relevant fees/charges regarding the transfer such as 10% Capital gain tax, stamp duty, consent, approval, and registration along with transfer fees shall be paid by the seller.
- 2.4. All other taxes will be paid by the Company.

3. CONDITIONS

The purchase of the FARM (subject at this agreement) is a conditional upon -

- 3.1. The purchaser being pleased that the FARM is clear from Rent tax and any liability from Tanzania Revenue Authority and other debts.
- 3.2. A resolution being passed at the general meeting approving the sale of the FARM.
- 3.3. And, if any of the conditions is not fulfilled by the Completion Date, this agreement stand to be terminated and the Seller shall refund to the purchaser a total of **Tshs. 170,000,000/=** (being the consideration herein) without deduction whatsoever.

4. COMPLETION

The Seller shall deliver to the purchaser:

- 4.1. Dully completed and signed transfer land forms in respect of Farm together with the Original Title deed.
- 4.2. A board resolution of the company Members approving the sale of this Farm in the company.

GOVERNING LAW

That, in the event a dispute arises between this parties herein which cannot be resolved amicably, this agreement is governed by and shall be construed in all respects in accordance with the laws of United Republic of Tanzania.

Signed and delivered by the said of

NAUROZALI ABDULAZIZ BANDALI who is identified to me by SABIHA BHIMJI at Dares Salam in my presence

this 16th day JANUARY 2025

Handwritten signature of Naurozali Abdulaziz Bandali

SELLER

BEFORE ME

Name DANIEL SIMON

Address 105069 DSM

Qualification ADVOCATE

Signature



SEALED with the COMMON SEAL of the said

HARON COMMODITY COMPANY LIMITED and delivered who is identified to me by SABIHA BHIMJI In the presence of us on 16th day of JANUARY 2025

Name: WU HAIYANG

Signature: *Handwritten signature of Wu Haiyang*

Postal Address: _____, Dar - es - salaam

Qualification: DIRECTOR

Name: WU FENG

Signature: *Handwritten signature of Wu Feng*

Postal Address: _____, Dar - es - salaam

Qualification: DIRECTOR



16/01/2025



PURCHASER



THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
NOTIFICATION OF A DISPOSITION
[Under Section 36]

TO: COMMISSIONER OF LANDS/AUTHORISED OFFICER

Title No.47800

Farm No. 1570

SOGA, KIBAHA

I, NAUROZALI ABDULAZIZ BANDALI P.O.BOX 10618 Dar – es – salaam , being the lawful owner of the above pieces of land, do **HEREBY NOTIFY** you of the disposition which is intended to be made in favor of **HARON COMMODITY COMPANY LIMITED** of P.O.BOX 1703 Dar- es – salaam in respect of a right occupancy registered under the above reference.

I **HEREBY** present the following particulars:


NATURE OF DISPOSITION: **SALE**

PARTICULARS OF TRANSFEREE: **HARON COMMODITY COMPANY LIMITED** of P.O.BOX 1703 Dar – es – salaam.

The following documents are enclosed:

- i. Sale Agreement
- ii. Valuation Report
- iii. Valuation fees receipt
- iv. Current land rent
- v. Original title deed
- vi. Original deed of transfer (in Triplicate)

Dated this 16th Day of JANUARY 2025

APPLICANT:  and _____

(SEIFUDDIN RAJABALI LOOKMANJEE AND FRANK ELIA MAPUNDA)

TO: COMMISSIONER OF LANDS/AUTHORISED OFFICER

DATE;

PLACE;

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999(NO. 4 OF 1999)
APPLICATION FOR APPROVAL OF DISPOSITION (S)
[Under Section 39]

Title No.47800
Farm No. 1570
SOGA, KIBAHA
Dar es salaam City

I, NAUROZALI ABDULAZIZ BANDALI P.O BOX 10618 Dar - es - salaam , being the lawful owner of the above pieces of land, (hereinafter referred to as "the Applicant)HEREBY APPLY for APPROVAL of disposition(s) of a right of occupancy registered under the above reference.

NATURE OF DISPOSITION: SALE

PARTICULARS OF TRANSFEREE: HARON COMMODITY COMPANY LIMITED of P O BOX 1703 Dar - es - salaam.

The following documents are enclosed:

- i. Sale Agreement
- ii. Valuation Report
- iii. Valuation fees receipt
- iv. Current land rent
- v. Original title deed
- vi. Original deed of transfer (in Triplicate)

Dated this 16th Day of JANUARY 2025

APPLICANT-



For Official Use Only

a) Approved/Refused

b) Remarks.....

Commissioner for Lands/Authorized Officer

Date:

Served upon me/us

Signature of Applications

Date:

Fee:

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)

TRANSFER OF RIGHT OF OCCUPANCY
[Under Section 62]

Title No.47800
Farm No. 1570
SOGA, KIBAHA
Dar es salaam City

In consideration of the sum of Tanzanian Shillings One Hundred and Seventy Million (170,000,000), I, **NAUROZALI ABDULAZIZ BANDALI** P O BOX 10618 Dar - es - salaam, being the lawful owner of the above pieces of land, (hereinafter referred to as "the Transferor"), HEREBY TRANSFER to **HARON COMMODITY COMPANY LIMITED** of P.O BOX 1703 Dar- es salaam(hereinafter referred to as "the Transferee"), the Right of Occupancy registered under the above reference.

Signed and delivered by the said of

NAUROZALI ABDULAZIZ BANDALI who is identified to me by **SABIHA BHIMJI** at Dares Salam in my presence this 16th day JANUARY 2025

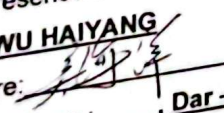

SELLER



BEFORE ME

Name **DANIEL SIMON**
Address **10 SOGA, DSM**
Qualification **ADVOCATE**
Signature 



SEALED with the COMMON SEAL of the said **HARON COMMODITY COMPANY LIMITED** and delivered in the presence of us on 16th day of JANUARY 2025
Name: **WU HAIYANG**
Signature: 
Postal Address: _____, Dar - es - salaam
Qualification: **DIRECTOR**



PURCHASER



Name: **WU FENG**
Signature: 
Postal Address: _____, Dar - es - salaam
Qualification: **DIRECTOR**



16/01/2025

IN THE MATTER OF COMPANIES ACT OF 2002
HARON COMMODITY COMPANY LIMITED
DAR – ES – SALAAM, TANZANIA
CERTIFICATE OF INCORPORATION NO. 179979969

EXTRACT OF BOARD RESOLUTION PASSED DURING A SPECIAL MEETING OF THE BOARD OF MEMBERS OF
THE COMPANY

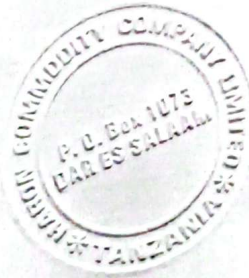
During a special meeting of the members of the company held on 16th January, 2025 at 3 pm at the registered offices of the company and duly attended by company secretary and chairman of the company

1. The chairman informed the board about the intention to buy the farm owned by **NAUROZALI ABDULAZIZ BANDALI** with Title No.47800, Farm No. 1570 at SOGA, KIBAHA DISTRICT
2. It was Further discussed that the Farm be bought from **NAUROZALI ABDULAZIZ BANDALI** in consideration of the sum of Tanzanian Shillings **One Hundred and Seventy Million (170,000,000)**.
3. The board deliberated and considered the same and approval was granted for the sale of the said apartment.
4. It was further resolved that the directors be and hereby instructed to carry out the process of buying the said apartment and register all the necessary documents with all the concerned authorities.

Dated and Approved at Dar- es-salaam this 16th January, 2025


.....
CHAIRMAN
WU FENG


.....
SECRETARY
WU HAIYANG



**IN THE UNITED REPUBLIC OF TANZANIA
AFFIDAVIT OF NO SPOUSE.**

I, **NAUROZALI ABDULAZIZ BANDALI** of P.O. Box 10618 Dar es salaam Tanzania with National Identification No. 19640321-11103-00001-25 adult, female, Christian and resident of DAR ES SALAAM Tanzania, do hereby declare and solemnly states as hereunder;

1. That, I am not married to any one in any kind of marriage.
2. That, I am aware of the contents of the provisions of the Law of Marriage Act of 1971, The land act Cap 113 as Amended 2004, the Land (Amendment) Act of 2004 and Mortgage Financing (Special provisions) Act, 2008 and the regulations regarding disposition of matrimonial home/assets/property.
3. What I have stated in paragraph 1 and 2 ,above is true to the best of my knowledge.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths (Judicial Proceedings) and Statutory Declarations Act, 1966. [R.E. 2002]

SWORN and DELIVERED at Dar-es-salaam by the said **NAUROZALI ABDULAZIZ BANDALI**

Who is known to me personally / identified

To me by SABIHA BHIMJI

The latter being known to me personally

This 16th day of JANUARY 2025

BEFORE ME;

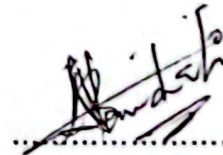
Name DANIEL SIMON

Signature: 

Qualification: ADVOCATE

Postal Address: 105069 DSM

Qualification: **COMMISSIONER FOR OATHS**


.....
DEPONENT

