

## SALE AGREEMENT

This SALE AGREEMENT is made this 11<sup>th</sup> day of DECEMBER 2024.

### BETWEEN

**MSASANI APARTMENT HOTELS LIMITED**, a company of P. O. Box 6101, Dar es Salaam, Tanzania (hereinafter referred to as "**the Vendor**"); which expression shall, where the context so requires, include the Vendor's successors in title and assigns) of the One part;

### AND

**TAFBROS LIMITED**, of P.O. Box 72838, Dar es Salaam, Tanzania (hereinafter referred to as "**the Purchaser**" which expression shall, where the context so requires, include the Purchaser's successors in title and assigns) of the other part;

**WHEREAS** the Vendor is registered owner of **Villa 140, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam** registered under Certificate of Title Number **34907/21** as a leaseholder for unexpired term less one year (herein after referred to as "**the Apartment**");

**AND WHEREAS** the Vendor is desirous to sell the right of leasehold interest and the Purchaser is desirous to purchase the same subject to certain express terms and conditions stipulated in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants herein contained and intending to be legally bound hereby, the parties hereby agree as follows:

### ARTICLE 1

#### 1.0 DESCRIPTION OF THE APARTMENT

Villa 140, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam registered under Certificate of Title Number **34907/21** (herein after referred to as "**the Apartment**") as shown on the copy of the Vendor's certificate of title for the leasehold of the Apartment attached and marked as "**Annexure A**".

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Vendor's Signature: .....

Purchaser's Signature: .....

## SALE AGREEMENT

This **SALE AGREEMENT** is made this 11<sup>th</sup> day of **DECEMBER 2024**.

### BETWEEN

**MSASANI APARTMENT HOTELS LIMITED**, a company of P. O. Box 5998, Dar es Salaam, Tanzania (hereinafter referred to as "**the Vendor**") which expression shall, where the context so requires, include the Vendor's successors in title and assigns) of the One part;

### AND

**TAFBROS LIMITED**, of P.O. Box 72838, Dar es Salaam, Tanzania (hereinafter referred to as "**the Purchaser**") which expression shall, where the context so requires, include the Purchaser's successors in title and assigns) of the other part;

**WHEREAS** the Vendor is registered owner of **Villa 141, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam** registered under Certificate of Title Number **34907/76** as a leaseholder for unexpired term less one year (herein after referred to as "**the Apartment**");

**AND WHEREAS** the Vendor is desirous to sell the right of leasehold interest and the Purchaser is desirous to purchase the same subject to certain express terms and conditions stipulated in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants herein contained and intending to be legally bound hereby, the parties hereby agree as follows:

### ARTICLE 1

#### 1.0 DESCRIPTION OF THE APARTMENT

**Villa 141, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam** registered under Certificate of Title Number **34907/76** (herein after referred to as "**the Apartment**") as shown on the copy of the Vendor's certificate of title for the leasehold of the Apartment attached and marked as "**Annexure A**".

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Vendor's Signature: .....

Purchaser's Signature: .....

## SALE AGREEMENT

This **SALE AGREEMENT** is made this 11<sup>th</sup> day of **DECEMBER 2024**.

### BETWEEN

**MSASANI APARTMENT HOTELS LIMITED**, a company of P. O. Box 6101, Dar es Salaam, Tanzania (hereinafter referred to as "**the Vendor**") which expression shall, where the context so requires, include the Vendor's successors in title and assigns) of the One part;

### AND

**TAFBROS LIMITED**, of P.O. Box 72838, Dar es Salaam, Tanzania (hereinafter referred to as "**the Purchaser**" which expression shall, where the context so requires, include the Purchaser's successors in title and assigns) of the other part;

**WHEREAS** the Vendor is registered owner of **Villa 147, Highland Villa** erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam registered under Certificate of Title Number **34907/24** as a leaseholder for unexpired term less one year (herein after referred to as "**the Apartment**");

**AND WHEREAS** the Vendor is desirous to sell the right of leasehold interest and the Purchaser is desirous to purchase the same subject to certain express terms and conditions stipulated in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants herein contained and intending to be legally bound hereby, the parties hereby agree as follows:

### ARTICLE 1

#### 1.0 DESCRIPTION OF THE APARTMENT

Villa 147, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam registered under Certificate of Title Number **34907/24** (herein after referred to as "**the Apartment**") as shown on the copy of the Vendor's certificate of title for the leasehold of the Apartment attached and marked as "**Annexure A**".

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Vendor's Signature: .....

Purchaser's Signature: .....

**SALE AGREEMENT**

This **SALE AGREEMENT** is made this 11<sup>th</sup> day of DECEMBER 2024.

**BETWEEN**

**MSASANI APARTMENT HOTELS LIMITED**, a company of P. O. Box 6101, Dar es Salaam, Tanzania (hereinafter referred to as "**the Vendor**") which expression shall, where the context so requires, include the Vendor's successors in title and assigns) of the One part;

**AND**

**TAFBROS LIMITED**, of P.O. Box 72838, Dar es Salaam, Tanzania (hereinafter referred to as "**the Purchaser**" which expression shall, where the context so requires, include the Purchaser's successors in title and assigns) of the other part;

**WHEREAS** the Vendor is registered owner of **Villa 156, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam** registered under Certificate of Title Number **34907/29** as a leaseholder for unexpired term less one year (herein after referred to as "**the Apartment**");

**AND WHEREAS** the Vendor is desirous to sell the right of leasehold interest and the Purchaser is desirous to purchase the same subject to certain express terms and conditions stipulated in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants herein contained and intending to be legally bound hereby, the parties hereby agree as follows:

**ARTICLE 1**

**1.0 DESCRIPTION OF THE APARTMENT**

**Villa 156, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam** registered under Certificate of Title Number **34907/29** (herein after referred to as "**the Apartment**") as shown on the copy of the Vendor's certificate of title for the leasehold of the Apartment attached and marked as "**Annexure A**".

Vendor's Signature: .....

Purchaser's Signature: .....

## SALE AGREEMENT

This **SALE AGREEMENT** is made this 11<sup>th</sup> day of **DECEMBER 2024**.

### BETWEEN

**MSASANI APARTMENT HOTELS LIMITED**, a company of P. O. Box 6101, Dar es Salaam, Tanzania (hereinafter referred to as "**the Vendor**") which expression shall, where the context so requires, include the Vendor's successors in title and assigns) of the One part;

### AND

**TAFBROS LIMITED**, of P.O. Box 72838, Dar es Salaam, Tanzania (hereinafter referred to as "**the Purchaser**" which expression shall, where the context so requires, include the Purchaser's successors in title and assigns) of the other part;

**WHEREAS** the Vendor is registered owner of **Villa 169, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam** registered under Certificate of Title Number **34907/38** as a leaseholder for unexpired term less one year (herein after referred to as "**the Apartment**");

**AND WHEREAS** the Vendor is desirous to sell the right of leasehold interest and the Purchaser is desirous to purchase the same subject to certain express terms and conditions stipulated in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants herein contained and intending to be legally bound hereby, the parties hereby agree as follows:

### ARTICLE 1

#### 1.0 DESCRIPTION OF THE APARTMENT

**Villa 169, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam** registered under Certificate of Title Number **34907/38** (herein after referred to as "**the Apartment**") as shown on the copy of the Vendor's certificate of title for the leasehold of the Apartment attached and marked as "**Annexure A**".

Vendor's Signature: .....

Purchaser's Signature: .....

## SALE AGREEMENT

This **SALE AGREEMENT** is made this 11<sup>th</sup> day of **DECEMBER 2024**.

### BETWEEN

**ARNOLD JOSEPH MUSHUMBUSI**, of P. O. Box 25475, Dar es Salaam, Tanzania (hereinafter referred to as "**the Vendor**") which expression shall, where the context so requires, include the Vendor's successors in title and assigns) of the One part;

### AND

**TAFBROS LIMITED**, of P.O. Box. 72838, Dar es Salaam, Tanzania (hereinafter referred to as "**the Purchaser**" which expression shall, where the context so requires, include the Purchaser's successors in title and assigns) of the other part;

**WHEREAS** the Vendor is registered owner of **Villa 176, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam** registered under Certificate of Title Number **34907/65** as a leaseholder for unexpired term less one year (herein after referred to as "**the Apartment**");

**AND WHEREAS** the Vendor is desirous to sell the right of leasehold interest and the Purchaser is desirous to purchase the same subject to certain express terms and conditions stipulated in this Agreement.


**NOW, THEREFORE**, in consideration of the mutual agreements and covenants herein contained and intending to be legally bound hereby, the parties hereby agree as follows:

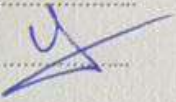
### ARTICLE 1

#### 1.0 DESCRIPTION OF THE APARTMENT

**Villa 176, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam** registered under Certificate of Title Number **34907/65** (herein after referred to as "**the Apartment**") as shown on the copy of the Vendor's certificate of title for the leasehold of the Apartment attached and marked as "**Annexure A**".

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Vendor's Signature: 

Purchaser's Signature: 

**SALE AGREEMENT**

This **SALE AGREEMENT** is made this 11<sup>th</sup> day of **DECEMBER 2024**.

**BETWEEN**

**ALIRAZA ALIASGHER RAJANI**, of P. O. Box 1931, Dar es Salaam, Tanzania (hereinafter referred to as "**the Vendor**") which expression shall, where the context so requires, include the Vendor's successors in title and assigns) of the One part;

**AND**

**TAFBROS LIMITED**, of P.O. Box. 72838, Dar es Salaam, Tanzania (hereinafter referred to as "**the Purchaser**" which expression shall, where the context so requires, include the Purchaser's successors in title and assigns) of the other part;

**WHEREAS** the Vendor is registered owner of **Villa 177, Highland Villa** erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam registered under Certificate of Title Number **34907/70** as a leaseholder for unexpired term less one year (herein after referred to as "**the Apartment**");

**AND WHEREAS** the Vendor is desirous to sell the right of leasehold interest and the Purchaser is desirous to purchase the same subject to certain express terms and conditions stipulated in this Agreement.

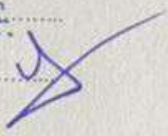
**NOW, THEREFORE**, in consideration of the mutual agreements and covenants herein contained and intending to be legally bound hereby, the parties hereby agree as follows:

**ARTICLE 1**

**1.0 DESCRIPTION OF THE APARTMENT**

Villa 177, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam registered under Certificate of Title Number **34907/70** (herein after referred to as "**the Apartment**") as shown on the copy of the Vendor's certificate of title for the leasehold of the Apartment attached and marked as "**Annexure A**".

Vendor's Signature: 

Purchaser's Signature: 

## SALE AGREEMENT

This SALE AGREEMENT is made this 11<sup>th</sup> day of DECEMBER 2024.

BETWEEN

**MSASANI APARTMENT HOTELS LIMITED**, a company of P. O. Box 6101, Dar es Salaam, Tanzania (hereinafter referred to as "**the Vendor**") which expression shall, where the context so requires, include the vendor's successors in title and assigns) of the One part;

AND

**TAFBROS LIMITED**, of P.O. Box 72838, Dar es Salaam, Tanzania (hereinafter referred to as "**the Purchaser**" which expression shall, where the context so requires, include the Purchaser's successors in title and assigns) of the other part;

WHEREAS the Vendor is registered owner of Villa 178, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam registered under Certificate of Title Number 34907/56 as a leaseholder for unexpired term less one year (herein after referred to as "**the Apartment**");

AND WHEREAS the Vendor is desirous to sell the right of leasehold interest and the Purchaser is desirous to purchase the same subject to certain express terms and conditions stipulated in this Agreement.

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained and intending to be legally bound hereby, the parties hereby agree as follows:

### ARTICLE 1

#### 1.0 DESCRIPTION OF THE APARTMENT

Villa 178, Highland Villa erected on Plot No. 1 Block D, Msasani Village Area within Kinondoni Municipality in the City of Dar es Salaam registered under Certificate of Title Number 34907/56 (herein after referred to as "**the Apartment**") as shown on the copy of the Vendor's certificate of title for the leasehold of the Apartment attached and marked as "**Annexure A**".

Vendor's Signature: \_\_\_\_\_

Purchaser's Signature: \_\_\_\_\_