

SALE AGREEMENT

THIS AGREEMENT is made this _____ day of _____ in year 2025

BETWEEN

MOHAMEDI MOHAMEDI CHUO and MASUNDA MOHAMEDI of P.O. Box 16584 Dar es salaam, being the Administrators of the estate of the late **MOHAMEDI MOHAMEDI CHUO** Dar es Salaam [hereinafter referred to as “**VENDORS**”] which expression shall, where the context so admits, include and extend to persons deriving title under the **vendor**, their successors and assigns); of **ONE PARTY**

SINOTAN TRUCK COMPANY LIMITED, limited liability company incorporated in accordance with the law of the United republic of Tanzania of, P.O. Box 21569, Dar es Salaam [hereinafter referred to as “**PURCHASER**”] which expression shall, where the context so admits, includes its successors and assigns); of the **OTHER PARTY**.

WHEREAS; the Vendor, have evinced and intend to sell the Plot No. 5, Block “A” Located at SOKOTA street, Temeke District within Dar es Salaam Region, measuring 464 square meter.

WHEREAS; The VENDORS are willing and desirous of disposing the property by way of sale to the PURCHASER, and the PURCHASER is willing and desirous of purchasing it.
NOW THIS AGREEMENT WITNESSETH as follows:

1. That at a consideration of **TZS 350,000,000.** (three hundred and fifty million Tanzania shillings) the Vendors are desirously to dispose the land to the purchaser.
2. That, the agreed sum shall be paid into three instalments on three phases in the following manner

- (i) Thirty percent (30%) equivalent to the total sum of TZS. 105,000,000 (Say Tanzania shillings one hundred and five million) shall be paid immediately after signing the contract (on the signing date)
 - (ii) That, the fifty percent (50%) equivalent to the total sum of TZS. 175,000,000 (say Tanzania shillings one hundred and seventy-five million) shall be paid when the Control number for payment of Capital gain is due and issued to the Vendors.
 - (iii) That, the remaining twenty percent (20) equivalent to the sum of TZS. 70,000,000 (Say Tanzania shillings Seventy Million) shall be paid when the transfer from the Vendors to the Purchaser is completed.
3. That, it is further agreed that, all payment shall be made through the bank account with the following bank details:

Bank name: AMANA BANK

Bank Account No. 001340474200001

Name of the account: FATUMA. A. MOHAMED

Currency: TZS.

4. That the Purchaser on the other hand is willing to purchase the said properties at the agreed price.
5. That the Vendor shall hand over the property Titles Deed of the Properties, land rent receipt and any other relevant document to the Purchaser at the time of executing this agreement, further the vendor shall pay the Capital gain ^{to} the appropriate authority.
6. That save as aforementioned the Vendor warrants that the Property sold is free from any encumbrances whatsoever and that in case the Purchaser is called upon to pay and/or discharge any mortgage equitable prior to execution of this agreement, then the Vendor shall immediately indemnify the Purchaser of any amount incurred in settling the liability and costs arising therefrom.
7. All alterations and amendments to this Agreement shall be valid only if they are made in written form and duly signed by both parties.

8. This Agreement which when signed shall constitutes the entire agreement of the parties and supersedes all previous negotiations, representations and Agreement. No variations of this Agreement shall be effectual unless agreed in writing by both parties hereto
9. This Agreement shall be executed in three copies and each shall serve the purpose of the original.
10. Any notice or demand hereunder may be duly given to either party by prepaid post letter through the addresses hereinabove specified or by phone
11. The Vendors and the Purchaser recognize and agree that this Agreement and any Deed of Transfer to be executed are subject to Land Laws and Regulations pertaining to transfer of the landed property in Tanzania. In the event the Commissioner of Lands refuses to accord his consent of transfer of the Property to the Purchaser parties shall revert to their original position and the Vendors shall refund the purchase price to the Purchaser.
12. That this Contract shall be governed by, construed and enforced in accordance with the Laws of Tanzania but in case of any dispute, however, the parties will first make all reasonable efforts to settle the same amicably short of which the same shall be determined by a Court of Law.

IN WITNESS WHEREOF the parties have hereunto set their respective hands the day and the year hereinafter appearing: -


SIGNED and DELIVERED at Dar es Salaam by the said **MOHAMEDI MOHAMEDI CHUO** who is known to me personally/ identified to me by this _____ day of _____ 2025

} _____ X
VENDOR

BEFORE ME:

Name:
Signature:
Address:
Qualification:

SIGNED and DELIVERED at Dar es Salaam by the said **MASUNDA MOHAMEDI** who is known to me personally/ identified to me by this _____ day of _____ 2025

VENDOR 

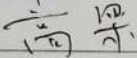
BEFORE ME:

Name:
Signature:
Address:
Qualification:

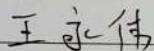
SEALED with the Common Seal of **SINOTAN TRUCK COMPANY LTD** } **Purchaser**
This _____ day of _____ 2025

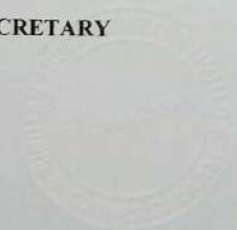


IN OUR PRESENCE

1. Name: Gao Liang
Signature: 
Postal Address: P.o box 21569
Qualification: **DIRECTOR /COMPANY SECRETARY**



2. Name: Yangwei, Wang
Signature: 
Postal Address: P.o box 21569
Qualification: **DIRECTOR /COMPANY SECRETARY**



DRAWN BY:

Yusuph Mathias (Advocate)

Flatter Attorneys

Sokoine/Ohio Drive

NIC Life House, Wing "C" Ground Floor

P.O. Box 14599

Mobile: 0755309732

Dar es Salaam.

SALE AGREEMENT

THIS AGREEMENT is made this 24th day of October in year 2025

BETWEEN

MOHAMEDI MOHAMEDI CHUO and MASUNDA MOHAMEDI of P.O. Box 16584 Dar es salaam, being the Administrators of the estate of the late MOHAMEDI MOHAMEDI CHUO Dar es Salaam [hereinafter referred to as "VENDORS"] which expression shall, where the context so admits, include and extend to persons deriving title under the **vendor**, their successors and assigns); of **ONE PARTY**

SINOTAN TRUCK COMPANY LIMITED, limited liability company incorporated in accordance with the law of the United republic of Tanzania of, P.O. Box 21569, Dar es Salaam [hereinafter referred to as "PURCHASER"] which expression shall, where the context so admits, includes its successors and assigns); of the **OTHER PARTY**.

WHEREAS; the Vendor, have evinced and intend to sell the Plot No. 5, Block "A" Located at SOKOTA street, Temeke District within Dar es Salaam Region, measuring 464 square meter.

WHEREAS; The VENDORS are willing and desirous of disposing the property by way of sale to the PURCHASER, and the PURCHASER is willing and desirous of purchasing it.

NOW THIS AGREEMENT WITNESSETH as follows:

1. That at a consideration of **TZS 350,000,000.** (three hundred and fifty million Tanzania shillings) the Vendors are desirously to dispose the land to the purchaser.
2. That, the agreed sum shall be paid into three instalments on three phases in the following manner

- (i) Thirty percent (30%) equivalent to the total sum of TZS. 105,000,000 (Say Tanzania shillings one hundred and five million) shall be paid immediately after signing the contract (on the signing date)
 - (ii) That, the fifty percent (50%) equivalent to the total sum of TZS. 175,000,000 (say Tanzania shillings one hundred and seventy-five million) shall be paid when the Control number for payment of Capital gain is due and issued to the Vendors.
 - (iii) That, the remaining twenty percent (20) equivalent to the sum of TZS. 70,000,000 (Say Tanzania shillings Seventy Million) shall be paid when the transfer from the Vendors to the Purchaser is completed.
3. That, it is further agreed that, all payment shall be made through the bank account with the following bank details:

Bank name: AMANA BANK

Bank Account No. 001340474200001

Name of the account: FATUMA. A. MOHAMED

Currency: TZS.

4. That the Purchaser on the other hand is willing to purchase the said properties at the agreed price.
5. That the Vendor shall hand over the property Titles Deed of the Properties, land rent receipt and any other relevant document to the Purchaser at the time of executing this agreement, further the vendor shall pay the Capital gain ^{to} the appropriate authority.
6. That save as aforementioned the Vendor warrants that the Property sold is free from any encumbrances whatsoever and that in case the Purchaser is called upon to pay and/or discharge any mortgage equitable prior to execution of this agreement, then the Vendor shall immediately indemnify the Purchaser of any amount incurred in settling the liability and costs arising therefrom.
7. All alterations and amendments to this Agreement shall be valid only if they are made in written form and duly signed by both parties.

8. This Agreement which when signed shall constitutes the entire agreement of the parties and supersedes all previous negotiations, representations and Agreement. No variations of this Agreement shall be effectual unless agreed in writing by both parties hereto
9. This Agreement shall be executed in three copies and each shall serve the purpose of the original.
10. Any notice or demand hereunder may be duly given to either party by prepaid post letter through the addresses hereinabove specified or by phone
11. The Vendors and the Purchaser recognize and agree that this Agreement and any Deed of Transfer to be executed are subject to Land Laws and Regulations pertaining to transfer of the landed property in Tanzania. In the event the Commissioner of Lands refuses to accord his consent of transfer of the Property to the Purchaser parties shall revert to their original position and the Vendors shall refund the purchase price to the Purchaser.
12. That this Contract shall be governed by, construed and enforced in accordance with the Laws of Tanzania but in case of any dispute, however, the parties will first make all reasonable efforts to settle the same amicably short of which the same shall be determined by a Court of Law.

IN WITNESS WHEREOF the parties have hereunto set their respective hands the day and the year hereinafter appearing: -

SIGNED and DELIVERED at Dar es Salaam by the said **MOHAMEDI MOHAMEDI CHUO** who is known to me personally/ identified to me by Fatuma Mohamed this 24th day of October 2025



VENDOR

BEFORE ME:

Name: Xenoph Mathias

Signature: 

Address: 14509, Dar es Salaam

Qualification: Advocate



SIGNED and DELIVERED at Dar es Salaam by the said MASUNDA MOHAMEDI who is known to me personally/ identified to me by Fatuma Mohamedi this 24th day of October 2025

VENDOR



BEFORE ME:

Name: Yusuf Mathias

Signature: 

Address: 14599 Dar es Salaam

Qualification: Advocate



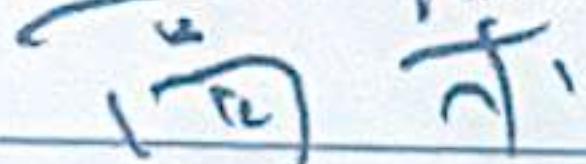
SEALED with the Common Seal of SINOTAN TRUCK COMPANY LTD This 24th day of October 2025

Purchaser



IN OUR PRESENCE

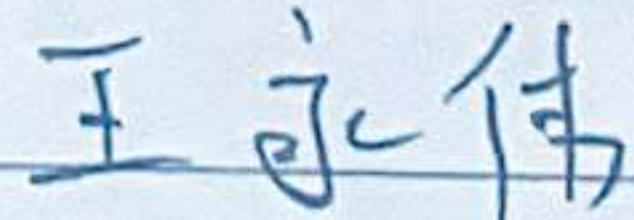
1. Name: Gao Liang

Signature: 

Postal Address: P.O box 21569

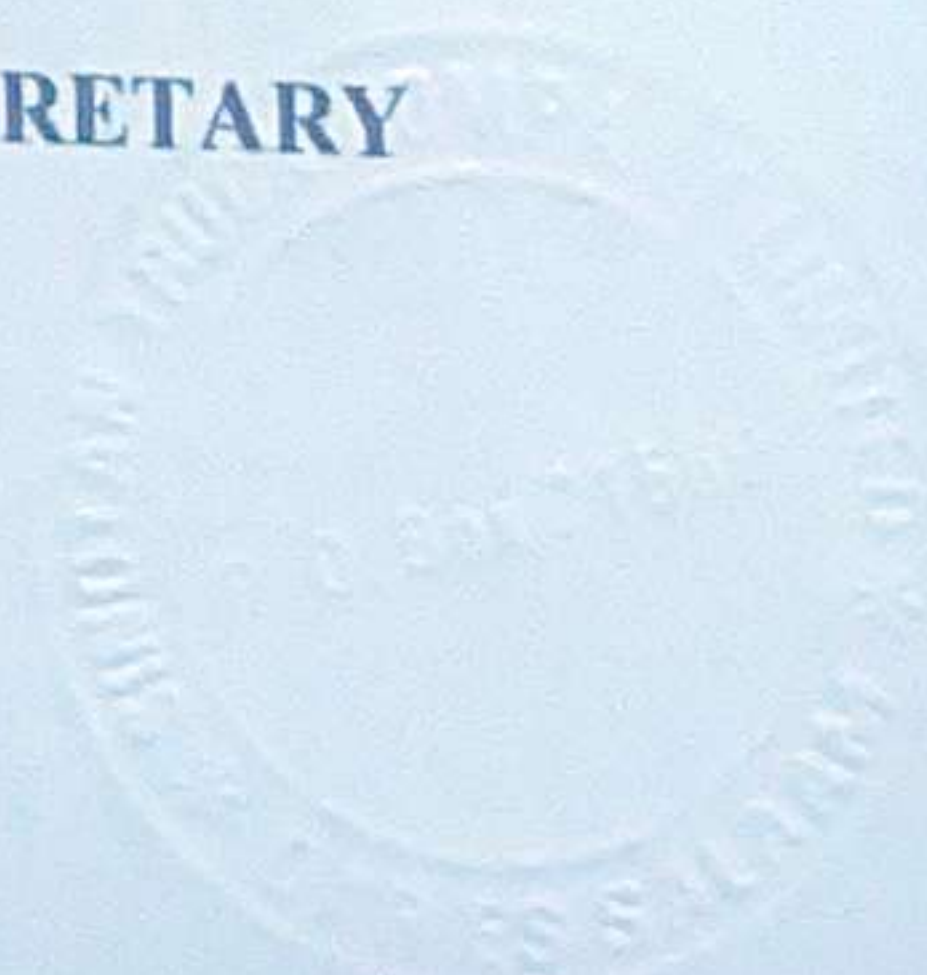
Qualification: DIRECTOR /COMPANY SECRETARY

2. Name: Yongwei, Wang

Signature: 

Postal Address: P.O box 21569

Qualification: DIRECTOR /COMPANY SECRETARY



DRAWN BY:

Yusuph Mathias (Advocate)

Flatter Attorneys

Sokoine/Ohio Drive

NIC Life House, Wing "C" Ground Floor

P.O. Box 14599

Mobile: 0755309732

Dar es Salaam.

HALMASHAURI YA MANISPAA TEMEKE

[Barua zote zipelekwe kwa Mkurugenzi wa Manispaa Temeke]

Simu: +255 22-2851054
Fax: +255 22-2850640
Barua pepe:
temekemanispaa@raha.com
Tovuti: temekemanispaa-tz.org
REF : LD/TMK/.....



S.L.P 46343,
BARABARA YA
MANDELA/TAIFA,
DAR ES SALAAM,
TANZANIA.

Tarehe 03-12-2025

KUMBUKUMBU ZA UHAKIKI WA MILKI

ENEO LILIOHAKIKIWA WILAYAKATA.....MTAA.....

TAREHE	MUDA	MIPAKA YA ENEO	JINA LA MWOMBAJI	SABABU YA MAOMBI/ KUPIMIWA/ KIMILIKISHWA	KIASI CHA ARDHI IOMBWAYO	MUDA WA MUOMBAJI ALIOKAA KATIKA ENEO	NAMBA YA KIWANJA NA RAMANI	MAENDELEZO

Jina la Mwombaji SINO TAN TRUCK CO. LTD Namba ya simu 0767-688354
Saini: tarehe 03/12/2025



Majirani
Kaskazini:

Jina

BARA BARA

Saini

Mashariki:

Jina

ALLY MBOGA

Saini

Kusinii:

Jina

UCHOCHO RO

Saini

Magharibi:

Jina

ALLY M. MONGO

Saini

Mimi /Afisa Mtendaji wa kata/Mwenyekiti wa Serikali ya Mtaa ninathibitisha kwamab eneo /kiwanja hili/hiki ni mali yake mwombaji na linafaa kuendelezwa hivyo apimiwe /amilikishwe

Afisa Mtendaji wa Kata ya TEMEKE

Jina :

EDITRADA GUDUZI WA KATA

AFISA MTENDAJI WA KATA
KATA YA TEMEKE

Saini na Muhuri

Tarehe

12/12/2025

Afisa Mtendaji wa Mtaa wa TEMEKE

Jina :

TATHI Y. MZINGWA

Saini na Muhuri

AFISA MTENDAJI WA MTAJ
TEMEKE

Tarehe

12-12-2025

Kwa matumizi ya ofisi tu:

Maoni ya Afisa Ardhi

Jina :

Saini na Muhuri

Tarehe



SINOTAN TRUCK COMPANY LTD

S.L.P. 21569
DAR ES SALAAM.

Tarehe: 03-12-2025

MKURUGENZI,
MANISPAA YA TEMEKE,
S.L.P 46343,
DAR ES SALAAM.

K.K. AFISA MTENDAJI WA KATA,
KATA YA TEMEKE

~~K.K. AFISA MTENDAJI WA MTAU,
MTAA WA TEMEKE~~

Inepitishwa
12/12/2025
Tafaka
leo tarehe
12/12/2025
TAFU + MZINAWA
AFISA MTENDAJI WA MTAU
TEMEKE

YAH: OMBI LA KUMILIKISHWA KIWANJA NAMBA 7
KITALU "A." KATIKA ENEO LA SOKOTA

Husika na kichwa cha habari hapo juu.

Ninaomba kumilikishwa kiwanja changu tajwa hapo juu ili niweze kutambulika kisheria na kwa madhumuni ya kupata hati miliki. Mimi ni mmiliki halali wa eneo husika. Natumai ombi langu litashughulikiwa.

Wako katika ujenzi wa Taifa.

[Handwritten signature]





JAZWE NAKALA TATU)
YA MUUNGANO WA TANZANIA
SHERIA YA ARDHI NA.4 YA 1999.

1. Mimi/sisi GAO LIANG NA YOUNGWEI WANG Jinsia.....
WALABURGENZI WA SINOTAN TRUCK COMPANY Jinsia.....
LIMITED Jinsia.....
2. Tarehe 03/12/2025 Jinsia.....
3. Anuani ya Biashara/Sanduku la Posta 21569 DAR ES SALAAM
4. Namba ya simu 2567 688354
5. Uraia WACHINA
6. Namba ya Kitambulisho cha Taifa(NIDA)
7. Nina/tunaomba haki ya kumiliki ardhi
(a) Namba ya kiwanja S Ukubwa wa kiwanja 464sqm Kitalu "A"
Mahali kilipo SOKOTA MAKARI
- (b)Matumizi ya ardhi inayoombwa MAKARI
- (d)Nipo/Tupo tayari kulipia jumla ya Tshs..... kwa ardhi hiyo
- 8.Nina/tunathibitisha kwamba nina/tunamiliki ardhi/shamba katika maeneo mengine

- 9..Kama ulikuwa mmiliki wa shamba au nyumba taja namba ya uthamini.....
- 10.Je ulikuwa umechangia upimaji katika eneo unaloomba?ndiyo/hapana.kama jibu ni ndiyo taja namba yako ya stakabadhi na kiasi ulicholipia.....
- 11.Nita/tutazingatia masharti ya kumiliki ardhi kwa mujibu wa sheria
- 12.Maelezo mengine unayohisi ni muhimu kutujulisha.....
- 13.Nina/tunathibitisha kwamba yote yaliyoelezwa hapa ni kweli tupu kwa uelewa wangu /wetu
- 14.Saini ya Mwombaji [Signature] Tarehe 03/12/2025

KWA MATUMIZI YA OFISI TU

KUMBUKUMBU NA.....

Ada ya Maombi imelipwa kwa stakabadhi Na.....ya tarehe.....
 Amekubali Kiwanja Na..... Ukubwa..... sqm/Ha... PIN.....
 Maombi yamekataliwa kwa sababu.....

Kamishna wa Ardhi/Afsa Ardhi Mteule

Nime/Tumekabidhiwa nakala :Saini ya Mwombaji/Waombaji.....
 Tarehe.....

- * Ujazo wa Juu-Mita za Mraba 1-600 (Kiwanja kidogo)
- * Ujazo wa Kati-Mita za Mraba 601-1200(Kiwanja chenye ukubwa wa kati)
- * Ujazo wa chini Mita za Mraba 1201 na kuendelea(Kiwanja kikubwa)

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

NOTIFICATION FOR APPROVAL OF DISPOSITION
(Under Section 36)

Plot No. 5 Block "A"
Temeke District
L.O No. S.50794
Dar es Salaam City.

We, **MOHAMEDI MOHAMEDI CHUO** and **MASUNDA MOHAMEDI** of P.O. Box 16584 Dar es salaam, being the Administrators of the estate of the late **MOHAMEDI MOHAMEDI CHUO**, DO HEREBY NOTIFY YOU of the disposition which is intended to be made in favour of **SINOTAN TRUCK COMPANY LIMITED**, limited liability company incorporated in accordance with the law of the United republic of Tanzania of, P.O. Box 21569, Dar es Salaam region in respect of the Offer registered under the above reference.


I HEREBY present the following particulars: -

1. Nature of intended disposition: **TRANSFER**
2. Particulars of Transferee: **SINOTAN TRUCK COMPANY LIMITED** of Dar es Salaam
3. The following Documents are enclosed in
 - i. Original copy of the OFFER
 - ii. Original land rent receipts 2023/2024
 - iii. Approved Valuation report
 - iv. Original deed of transfer (in triplicate)
 - v. Valuation fees receipts
 - vi. Disposition and Approval fees receipts.

4. Other particulars:

Date.....

.....
1st APPLICANT'S SIGNATURE X


.....
2nd Applicant's Signature Y

FEES:

.....
AUTHORIZED OFFICER

DATE:

PLACE:

Copy to: The Registrar

LAND FORM NO.30

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

APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)

Plot No. 5 Block "A"
Temeke District
L.O No. S.50794
Dar es Salaam City.

We, **MOHAMEDI MOHAMEDI CHUO** and **MASUNDA MOHAMEDI** of P.O. Box 16584 Dar es salaam, (hereinafter referred as "Applicant") HEEREBY APPLY FOR APPROVAL of Disposition of the Offer registered under the above reference.

I HEREBY present the following particulars:

1. Nature of intended disposition: **TRANSFER**
2. Particulars of Transferee: **SINOTAN TRUCK COMPANY LIMITED** of Dar es Salaam
3. I the applicant supply the following Documents:
 - vii. Original copy of the OFFER
 - viii. Original land rent receipts 2023/2024
 - ix. Approved Valuation report
 - x. Original deed of transfer (in triplicate)
 - xi. Valuation fees receipts
 - xii. Disposition and Approval fees receipts

Date.....

.....
1st APPLICANT'S SIGNATURE X


.....
2nd APPLICANT'S SIGNATURE Y

(a) Approval/Refused

(b) Remark.....
.....
.....

AUTHORIZED OFFICER

Date

FEES.....

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

TRANSFER OF RIGHT OF OCCUPANCY(OFFER)
(Under Section 69)

Plot No. 5 Block "A"
Temeke District
L.O No. S.50794
Dar es Salaam City.

IN CONSIDERATION of TZS. 350,000,000 (Say Tanzania shillings three hundred and fifty million) We, MOHAMEDI MOHAMEDI CHUO and MASUNDA MOHAMEDI of P.O. Box 16584, DO HEREBY TRANSFER to SINOTAN TRUCK COMPANY LIMITED of P.O.BOX 21569 Dar es salaam the CERTIFICATE OF OFFER registered under the above reference.

SIGNED AND DELIVERED at Dar es
Salaam by the said MOHAMEDI MOHAMEDI CHUO
Who is known.....
to me personally/has been identified to me by
.....later being
known to me personally this day of.....2025

1st TRANSFEROR X

SIGNATURE.....
POSTAL ADDRESS.....
.....
QUALIFICATION.....

SIGNED AND DELIVERED at Dar es
Salaam by the said MASUNDA MOHAMEDI
Who is known.....
to me personally/has been identified to me by
.....later being
known to me personally this day of.....2025

2nd TRANSFEROR Y

SIGNATURE.....
POSTAL ADDRESS.....
.....
QUALIFICATION.....

SEALED with a common seal of
SINOTAN TRUCK COMPANY LIMITED

this day of.....2025

TRANSFEEE

IN OUR PRESENCE

1. Name: Gao Liang

Signature: 高亮

Postal Address: P.O box 21569

Qualification: **DIRECTOR /COMPANY SECRETARY**

2. Name: Yongwei, Wang

Signature: 王泳威

Postal Address: P.O box 21569

Qualification: **DIRECTOR /COMPANY SECRETARY**



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

NOTIFICATION FOR APPROVAL OF DISPOSITION
(Under Section 36)

Plot No. 5 Block "A"
Temeke District
L.O No. S.50794
Dar es Salaam City.

We, MOHAMEDI MOHAMEDI CHUO and MASUNDA MOHAMEDI of P.O. Box 16584 Dar es salaam, being the Administrators of the estate of the late MOHAMEDI MOHAMEDI CHUO, DO HEREBY NOTIFY YOU of the disposition which is intended to be made in favour of SINOTAN TRUCK COMPANY LIMITED, limited liability company incorporated in accordance with the law of the United republic of Tanzania of, P.O. Box 21569, Dar es Salaam region in respect of the Offer registered under the above reference.


I HEREBY present the following particulars: -

1. Nature of intended disposition: **TRANSFER**
2. Particulars of Transferee: **SINOTAN TRUCK COMPANY LIMITED** of Dar es Salaam
3. The following Documents are enclosed in
 - i. Original copy of the OFFER
 - ii. Original land rent receipts 2023/2024
 - iii. Approved Valuation report
 - iv. Original deed of transfer (in triplicate)
 - v. Valuation fees receipts
 - vi. Disposition and Approval fees receipts.

4. Other particulars:

Date:

.....
1st APPLICANT'S SIGNATURE X


.....
2nd Applicant's Signature Y

FEEs:

.....
AUTHORIZED OFFICER

DATE:

PLACE:

Copy to: The Registrar

LAND FORM NO.30

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

APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)

Plot No. 5 Block "A"
Temeke District
L.O No. S.50794
Dar es Salaam City.

We, **MOHAMEDI MOHAMEDI CHUO** and **MASUNDA MOHAMEDI** of P.O. Box 16584 Dar es salaam, (hereinafter referred as "Applicant") HEEREBy APPLY FOR APPROVAL of Disposition of the Offer registered under the above reference.

I HEREBY present the following particulars:

1. Nature of intended disposition: **TRANSFER**
2. Particulars of Transferee: **SINOTAN TRUCK COMPANY LIMITED** of Dar es Salaam

3. I the applicant supply the following Documents:

- vii. Original copy of the OFFER
- viii. Original land rent receipts 2023/2024
- ix. Approved Valuation report
- x. Original deed of transfer (in triplicate)
- xi. Valuation fees receipts
- xii. Disposition and Approval fees receipts

Date.....

.....
1st APPLICANT'S SIGNATURE

.....
2ND APPLICANT'S SIGNATURE

(a) Approval/Refused

(b) Remark.....
.....
.....

AUTHORIZED OFFICER

Date

FEES.....

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

TRANSFER OF RIGHT OF OCCUPANCY(OFFER)
(Under Section 69)

Plot No. 5 Block "A"
Temeke District
L.O No. S.50794
Dar es Salaam City.

IN CONSIDERATION of TZS. 350,000,000 (Say Tanzania shillings three hundred and fifty million) We, **MOHAMEDI MOHAMEDI CHUO and MASUNDA MOHAMEDI of P.O. Box 16584, DO HEREBY TRANSFER to SINOTAN TRUCK COMPANY LIMITED of P.O.BOX 21569 Dar es salaam** the **CERTIFICATE OF OFFER** registered under the above reference.

SIGNED AND DELIVERED at Dar es Salaam by the said **MOHAMEDI MOHAMEDI CHUO**
Who is known.....
to me personally/has been identified to me by
.....later being
known to me personally this day of.....2025

1st TRANSFEROR X

SIGNATURE.....
POSTAL ADDRESS.....
.....
QUALIFICATION.....

SIGNED AND DELIVERED at Dar es Salaam by the said **MASUNDA MOHAMEDI**
Who is known.....
to me personally/has been identified to me by
.....later being
known to me personally this day of.....2025

2nd TRANSFEROR Y

SIGNATURE.....
POSTAL ADDRESS.....
.....
QUALIFICATION.....

SEALED with a common seal of
SINOTAN TRUCK COMPANY LIMITED

this day of2025

TRANSFEEEE

IN OUR PRESENCE

1. Name: Gao Liang

Signature: 高 亮

Postal Address: P.O. box 21569

Qualification: **DIRECTOR /COMPANY SECRETARY**



2. Name: Yangwei, Wang

Signature: 王 伟

Postal Address: P.O. box 21569

Qualification: **DIRECTOR /COMPANY SECRETARY**



LAND FORM NO. 29

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

NOTIFICATION FOR APPROVAL OF DISPOSITION
(Under Section 36)

Plot No. 5 Block "A"
Temeke District
L.O No. S.50794
Dar es Salaam City.

We, **MOHAMEDI MOHAMEDI CHUO** and **MASUNDA MOHAMEDI** of P.O. Box 16584 Dar es salaam, being the Administrators of the estate of the late **MOHAMEDI MOHAMEDI CHUO**, DO HEREBY NOTIFY YOU of the disposition which is intended to be made in favour of **SINOTAN TRUCK COMPANY LIMITED**, limited liability company incorporated in accordance with the law of the United republic of Tanzania of, P.O. Box 21569, Dar es Salaam region in respect of the Offer registered under the above reference.


I HEREBY present the following particulars: -

1. Nature of intended disposition: **TRANSFER**
2. Particulars of Transferee: **SINOTAN TRUCK COMPANY LIMITED** of Dar es Salaam
3. The following Documents are enclosed in
 - i. Original copy of the OFFER
 - ii. Original land rent receipts 2023/2024
 - iii. Approved Valuation report
 - iv. Original deed of transfer (in triplicate)
 - v. Valuation fees receipts
 - vi. Disposition and Approval fees receipts.

4. Other particulars:

Date.....

.....
1st APPLICANT'S SIGNATURE X


.....
2nd Applicant's Signature Y

FEEs:

.....
AUTHORIZED OFFICER

DATE:

PLACE:

Copy to: The Registrar

LAND FORM NO.30

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

APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)

Plot No. 5 Block "A"
Temeke District
L.O No. S.50794
Dar es Salaam City.

We, **MOHAMEDI MOHAMEDI CHUO** and **MASUNDA MOHAMEDI** of P.O. Box 16584 Dar es salaam, (hereinafter referred as "Applicant") **HEEREBY APPLY FOR APPROVAL** of Disposition of the Offer registered under the above reference.

I HEREBY present the following particulars:


1. Nature of intended disposition: **TRANSFER**
2. Particulars of Transferee: **SINOTAN TRUCK COMPANY LIMITED** of Dar es Salaam

3. I the applicant supply the following Documents:

- vii. Original copy of the OFFER
- viii. Original land rent receipts 2023/2024
- ix. Approved Valuation report
- x. Original deed of transfer (in triplicate)
- xi. Valuation fees receipts
- xii. Disposition and Approval fees receipts

Date.....

.....
1st APPLICANT'S SIGNATURE


.....
2nd APPLICANT'S SIGNATURE

(a) Approval/Refused

(b) Remark.....
.....
.....

AUTHORIZED OFFICER

Date

FEE\$.....

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

TRANSFER OF RIGHT OF OCCUPANCY(OFFER)
(Under Section 69)

Plot No. 5 Block "A"
Temeke District
L.O No. S.50794
Dar es Salaam City.

IN CONSIDERATION of TZS. 350,000,000 (Say Tanzania shillings three hundred and fifty million) We, **MOHAMEDI MOHAMEDI CHUO** and **MASUNDA MOHAMEDI** of P.O. Box 16584, DO HEREBY TRANSFER to **SINOTAN TRUCK COMPANY LIMITED** of P.O.BOX 21569 Dar es salaam the **CERTIFICATE OF OFFER** registered under the above reference.

SIGNED AND DELIVERED at Dar es Salaam by the said **MOHAMEDI MOHAMEDI CHUO**
Who is known.....
to me personally/has been identified to me by
.....later being
known to me personally this day of.....2025

1st TRANSFEROR

SIGNATURE.....
POSTAL ADDRESS.....
.....
QUALIFICATION.....

SIGNED AND DELIVERED at Dar es Salaam by the said **MASUNDA MOHAMEDI**
Who is known.....
to me personally/has been identified to me by
.....later being
known to me personally this day of.....2025

2nd TRANSFEROR

SIGNATURE.....
POSTAL ADDRESS.....
.....
QUALIFICATION.....

SEALED with a common seal of
SINOTAN TRUCK COMPANY LIMITED

this day of 2025

TRANSFEEE

IN OUR PRESENCE

1. Name: Gas Liang

Signature: 高梁

Postal Address: P.O box 21569

Qualification: **DIRECTOR / COMPANY SECRETARY**

2. Name: Yangwei, Wang

Signature: 王隽伟

Postal Address: P.O box 21569

Qualification: **DIRECTOR / COMPANY SECRETARY**





DAR ES SALAAM REGION
LAND OFFICE
9132
Tel: 0787737616
Fax:
E-mail: acl.dsm@lands.go.tz



THE UNITED REPUBLIC OF
TANZANIA
MINISTRY OF LANDS, HOUSING AND
HUMAN SETTLEMENTS
DEVELOPMENT

VALUATION APPROVAL CERTIFICATE

Transaction Number:	TMKAAVR00000726	Office Issued:	Dar es Salaam Region Land Office
Certificate Number:	DSMVAC000005897	Date Issued:	October 18, 2025

PROPERTY :

#	Plot No	Block	Location / District	Reg. Plan No.	Title No.
1	PLOT NO 7	A	TEMEKE	-	-

Valuation Purpose:**Transfer**

Valuation Results:

Market Value:**TSh 360,000,000.00 (Three Hundred Sixty Million only)**, Forced Value:**TSh 0.00 (Zero)**, Insurance Value:**TSh 0.00 (Zero)**

Requested By:**YUSUPH MATHIAS SASI(0755309732)**

Valued By:**Temeke Municipal Council Land office**

Approved On:**2025-10-18 11:27:11.453**

Valid Until:**2026-10-18**

CHIEF VALUER

"Any incorrect assessment of value shall be the onus to the valuer as provided for by section 68 of the Cap 138"

**VALUATION REPORT OF THE PROPERTY ON PLOT NO. 7 BLOCK "A"
TEMEKE AREA IN DAR ES SALAAM FOR TRANSFER OF RIGHT OF
OCCUPANCY PURPOSES.**



PREPARED BY:

MINISTRY OF LANDS
VALUATION SECTION
1 ARDHI STREET
P.O.BOX 9132
DAR ES SALAAM

PREPARED FOR:

SINOTAN TRUCK COMPANY LIMITED,
P.O BOX 21569,
DAR ES SALAAM

OCTOBER, 2025.

Table of Contents

INSTRUCTION AND PURPOSE OF VALUATION.....	2
OWNER AND ADDRESS.....	2
DEFINITION AND EXPLANATIONS OF TERMS USED.....	2
INSPECTION DATE AND VALUATION.....	4
BASIS AND APPROACH TO VALUATION.....	4
BASIS OF VALUATION.....	4
METHODS OF VALUATION USED.....	4
LOCATION AND LOCALITY.....	5
GENERAL DESCRIPTION AND TYPE OF THE PROPERTY.....	5
TENURE.....	5
CONDITION AND REMARKS.....	7
UTILITIES AND SERVICES.....	8
PLOT AND SITE WORKS.....	Error! Bookmark not defined.
CONFIDENTIALITY.....	9
STANDARD LIMITING CONDITIONS.....	9
OPINION OF VALUE.....	Error! Bookmark not defined.
CERTIFICATION.....	Error! Bookmark not defined.
APPENDENCIES.....	11

**VALUATION REPORT OF THE PROPERTY ON PLOT NO. 7 BLOCK "A"
TEMEKE AREA IN DAR ES SALAAM FOR TRANSFER OF RIGHT OF
OCCUPANCY PURPOSES.**

INSTRUCTION AND PURPOSE OF VALUATION

We have been requested by **SINOTAN TRUCK COMPANY LIMITED** of **P.O. BOX 21569 Dar es Salaam** (Hereinafter called 'The Transferee') to inspect and determine the Current Open Market Value of the Property on Plot No. 7 Block "A" Temeke Area in Dar es Salaam together with unexhausted improvements thereon (Hereinafter called "The Property") for transfer purposes Accordingly, we have carried out the said exercise and contained in this booklet is our Valuation Report.

OWNER AND ADDRESS

NAME & ADDRESS OF TRANSFEROR	AMIRI SHAHA OMARI (administrator of the estate of the late SHAHA OMARI P. O. Box _ DAR ES SALAAM
---	---

NAME & ADDRESS OF TRANSFEREE	SINOTAN TRUCK COMPANY LIMITED P.O BOX 21569 DAR ES SALAAM
---	--

DEFINITION AND EXPLANATIONS OF TERMS USED

Cost

Is the amount required to create or to produce the good or service, or the price paid for goods or services. When that good or service has been completed, its cost becomes a historical fact. The price paid for a good or services becomes its cost to the buyer.

A Market

Is the environment in which goods and services trade between buyers and sellers through a price mechanism. The concept of the market implies that goods and/or services may be traded among buyers and sellers without undue restriction on their activities. Each party will respond to supply-demand relationships and other price-setting factors as well as to the party's own capacities and knowledge, understanding

of the relative utility of the goods and/or services, and individual needs and desires. A market can be local, regional, national or international.

Value

Is an economic concept referring to the price most likely to be concluded by the buyers and sellers of a good or service that is available for purchase. Value is not a fact but an estimate of the likely price to be paid for goods and services at a given time in accordance with a particular definition of value. The economic concept of value reflects a market's view of the benefits that accrue to one who owns the goods, or receives the services as of the effective date of valuation

There are many types and associated definitions of value. It is therefore of paramount importance to the use and understanding of valuations that the type and definition of value be clearly disclosed and that they be appropriate to the particular valuation assignment. A change in the definition of value can have material effect on the values that would be assigned to properties.

Market Value

Is the most common type of value associated with property valuations. The value concept contemplates a monetary sum associated with a transaction. However, actual sale of the property valued is not a condition requisite to estimating the price for which property should sell if it were sold on the date of valuation.

Open Market Value

Is defined as the estimated amount for which a property should exchange on the date of valuation between willing buyer and a willing seller in an arm's-length transaction after property marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. Real property is distinguished from most goods and services because of the relatively longer period required to market what is relatively an illiquid commodity in order to achieve a price that represents its **market value**. This characteristically longer exposure period, the absence of a "spot market" i.e. a market in which commodities are available for immediate sale, and the nature

and diversity of properties and property markets give rise to the need for professional valuers and valuation standards.

INSPECTION DATE AND VALUATION

The inspection of property was conducted on October, 2025 the date also referred to as a valuation date.

BASIS AND APPROACH TO VALUATION

BASIS OF VALUATION

In this appraisal we have used the Market based information.

METHODS OF VALUATION USED

We have in this appraisal used the combination of the Replacement Cost Method and the Comparative Method.

THE REPLACEMENT COST METHOD

We have used this method for appraising buildings after failing to get reliable market data to enable us to use the (preferable) Comparative Method. Using the Replacement Cost Approach, the value of the property or asset under consideration is determined by first establishing the properties or asset's Replacement Cost, when new. When it is not new, the Replacement Cost is then depreciated to reflect the accumulated obsolescence which the property or asset has suffered as a result of passage of time, use, abuse, change in taste, technology, wear and tear and any other adverse factor that may make it less desirable to use, to derive the properties or asset's **Depreciated Replacement Cost/Market Value**.

THE COMPARATIVE METHOD

We have used this method for appraising land/plot. By using the Comparative Method, the Valuer equates the value of the property being valued to a known value of a comparable property where as the latter's value is taken to be the best price that can be obtained by the property being valued with due adjustments made for value affecting differences between the two properties such as condition, location, level and amount of services, accessibility, plot size, planning and zoning regulations, date of transaction, motive of sale and tenure and unexpired term. This method can only be used where there is plentiful evidence of comparable sale.

LOCATION AND LOCALITY

The subject property is specifically located on Plot No. 7 Block "A" Temeke Area in Dar es Salaam. The subject property is accessed along Temeke road branching off Nelson Mandela road at Sokota Bus Stop on right hand side from Sokota to Temeke mwisho. The notable land mark around the subject property is Livingston Park and Night Club and Four M Guest House. The property lies on the following co-ordinates (-6.849424°, 39.259624°).



Aerial photograph depicting the property and its neighborhood

GENERAL DESCRIPTION AND TYPE OF THE PROPERTY

TENURE

SHAHA OMARI of P. O. Box 31902 Dar es Salaam is entitled to the Offer of Right of occupancy with L. O. No. 65794 since 30 April, 1969. The user is for Residential purposes only.

TYPE OF THE PROPERTY

The properties under appraisal comprises of Main building, two out building and toilet building on plot of land covering about **468 square meters**

Main Building

Detail of Construction

This is a single storey building bears on hipped roof type covered with corrugated iron sheets nailed on timber purlins and rafters. Walls are of sand cement blocks plastered both sides and partly. Windows are steel bars and mosquito wire gauze on timber frames. Doors are of timber battened on timber frames. The floor finish is of cement sand screed.



Accommodation Details

The Building provides the following accommodation arrangements;

- 4 No. retail rooms
- 4 No. ordinary bedroom
- Access corridor
- Veranda
- Veranda

CONDITION AND REMARKS

The building is in a poor condition of maintenance and repair.

Out Building 1

Details of Construction

This is a single storey building which bears on mono pitched roof type covered with corrugated iron sheets nailed on timber members. Walls are of sand cement blocks plastered and painted both sides. Windows are steel bars and mosquito wire gauze on timber frames. Doors are of timber battened on timber frames. The floor finish is of cement sand screed.



Accommodation Details

The Building provides the following accommodation arrangements;

- 2No. Ordinary bedroom

CONDITION AND REMARKS

The building is in poor condition of maintenance and repair.

Out Building 2

Details of Construction

This is a single storey building which bears on mono pitched roof type covered with corrugated iron sheets nailed on timber members. Walls are of sand cement blocks plastered and painted both sides. Windows are steel bars and mosquito wire gauze on timber frames. Doors are of timber battened on timber frames. The floor finish is of cement sand screed.



Accommodation Details

The Building provides the following accommodation arrangements;

- 3No. Ordinary bedroom

CONDITION AND REMARKS

The building is in poor condition of maintenance and repair

Toilet Building

Details of Construction

This is a single storey structure with roof. Walls are of sand cement blocks. Doors are of corrugated iron sheets. The floor finish is of cement sand screed.



Accommodation Details

The Building provides the following accommodation arrangements;

- 2No. toilet rooms

CONDITION AND REMARKS

The building is in very poor condition of maintenance and repair

UTILITIES AND SERVICES

The property is not connected with water and electricity from public main suppliers.

CONFIDENTIALITY

This valuation report is confidential to the client for specific purposes to which it refers. It may be disclosed to other professional advisors assisting the client for the purpose to which it refers.

STANDARD LIMITING CONDITIONS

We have neither carried out a structural survey nor tested services installations as this was beyond the scope of our instructions. Also, we have not inspected woodwork or other parts of the property, which were covered, unexposed or inaccessible. However, we have made reference to the general state of repair and remedial works for your consideration.

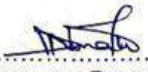
OPINION OF VALUE

Taking into account of the property location, general condition of the property, accessibility, materials used, method of valuation used, general property market in the neighborhood and other factors that affect property value, We are of the opinion that the current open market value of the property for transfer of right of occupancy on **Plot No. 7 Block "A" Temeke Area in Dar es Salaam** is in order hereunder:

S/NO	ITEM	MARKET VALUE (TSHS)	DESCRIPTION
1	Land Value	304,000,000/=	Three Hundred Four Million
2	Improvements Value	56,000,000/=	Fifty Six Million
3	Total Market Value	360,000,000/=	Three Hundred Sixty Million

CERTIFICATION

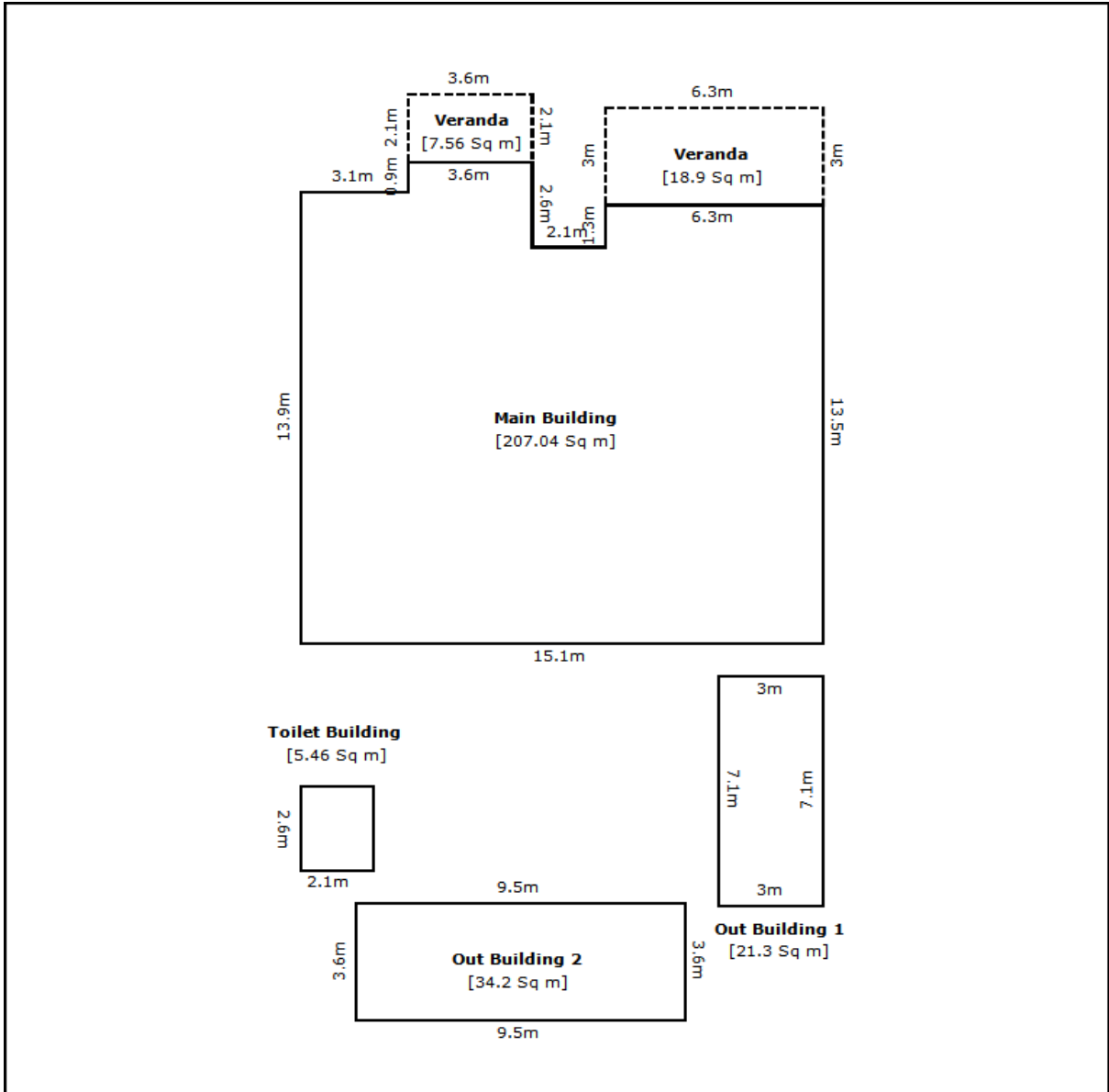
This valuation has been prepared for and on behalf of **SINOTAN TRUCK COMPANY LIMITED** of P. O. Box 21569 Dar es Salaam, by the Ministry of Lands, Housing and Human Settlement Developments of P. O. Box 9132 Dar es Salaam by:


.....
Nyaganya Donald Mugeta
Senior Valuer
Fully Registered Valuer
REG: VRB/FRV143/2022
MSc. RE-ARU, BSc. LMV-ARU, FRV-VRB & M-AREPTA

Date... 16/10/2025

And Approved by:

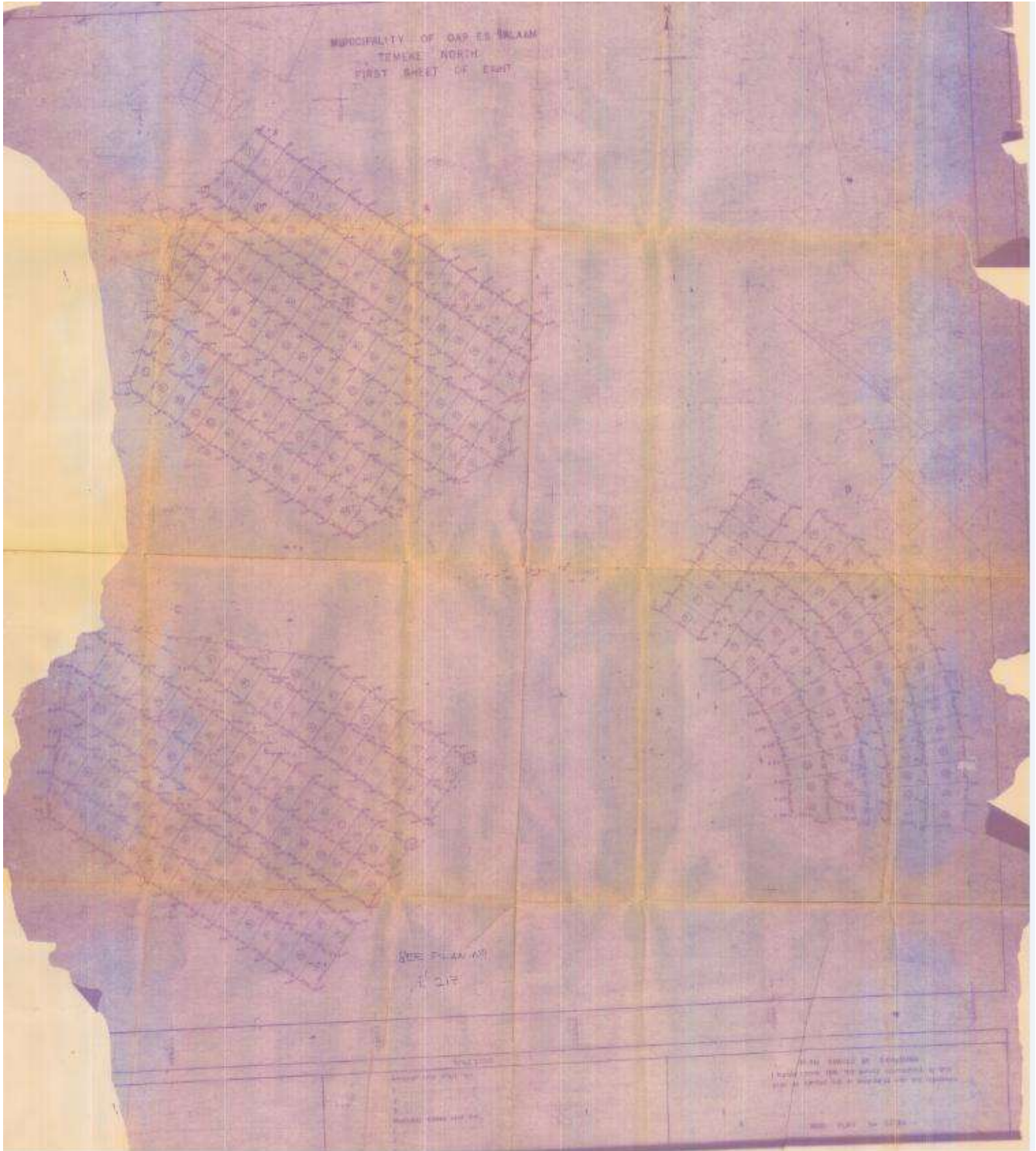
SKLETSCH PLANS



TOTAL Sketch by e la mode

Area Calculations Summary

Living Area		Calculation Details
Out Building 1	21.3 Sq m	$7.1 \times 3 = 21.3$
Out Building 2	34.2 Sq m	$9.5 \times 3.6 = 34.2$
Toilet Building	5.46 Sq m	$2.1 \times 2.6 = 5.46$
Main Building	207.04 Sq m	$15.1 \times 12.2 = 184.22$ $1.3 \times 6.3 = 8.19$ $2.6 \times 3.6 = 9.36$ $1.7 \times 3.1 = 5.27$
Total Living Area (Rounded):	268 Sq m	
Non-living Area		
Veranda	18.9 Sq m	$3 \times 6.3 = 18.9$
Veranda	7.56 Sq m	$3.6 \times 2.1 = 7.56$



LAND RENT ASSESSMENT

http://172.29.21.9/molis/content.php?page=rent/assessment_list.php

Land Rent Assessment

ASSESSMENT DATE: 7-Oct-2025

ID 142851 **NUMBER** 7

AREA 468 SQM **LOT TYPE** Plot

LAND RENT USE Residential

REGION DAR ES SALAAM **DISTRICT** TEMEKE MUNICIPAL COUNCIL

LOCATION Temeke **BLOCK** A

OWNER: SHAHA OMARI

ADDRESS: Dar Es Salaam

Last Pay Date	Balance	Interest	Total
23-Jul-2025	-24.79	0.00	-24.79
Total	-24.79	0.00	0.00

Issued By: Eunice Frank Ngowi