

SALE AGREEMENT

THIS AGREEMENT is made at Dar es Salaam this ...^{26th}... Day of ...OCTOBER...
... 2022

BETWEEN

KASSIAN GABRIEL CHIMANGI, a natural person living and working for gain within the city of Dar es Salaam with the postal address 9203 (hereinafter referred to as the **SELLER**)

AND

ASIALILAC APPAREL (TANZANIA) COMPANY LIMITED, a limited company duly incorporated in the United Republic of Tanzania with the incorporation number 156302767 with the postal address 12112 Dar es Salaam (hereinafter referred to as the **PURCHASER**)

WHEREAS the **SELLER** is the lawful owner of the Lands and all the properties developed in the land located at Ubungo, Mabibo south at Ubungo municipality within the city of Dar es Salaam in with 649 Sq.m

WHEREAS the **SELLER** with free consent accepted to sell above lands to the purchaser

AND WHEREAS the parties hereto under their own knowledge and consent have voluntarily discussed and agreed as follows

THIS AGREEMENT WITNESS AS FOLLOWS

1. That the seller agrees to sell the and the purchaser agrees to but the land and take possession and owner ship of the land in total.
2. That the seller has assured the Purchaser that the lands mentioned are free from encumbrance and that there is no pending or existing disputes as to the ownerships and that the land is not in Mortgaged
3. That all the documents related to the above mentioned lands are part and parcel of this Agreement.
4. That if it appears there is dispute over the lands the seller shall be responsible to the resolve the dispute at his own cost

5. That the Purchasing price of the total area is the sum of TANZANIAN SHILLING FOURTEEN MILLION (14,000,000/=)
6. That the Purchaser have agreed to pay all the above sum mentioned in Paragraph 5.
7. That after the seller received the amount mentioned in Paragraph 5 shall surrender to the purchaser all the original documents related to the above mentioned lands.
8. That the seller will collaborate once need at the process of the transfer of the rights of occupancy to the Purchaser.
9. That after the execution of this agreement the seller nor his heirs, agents will have no right as to the ownership of the lands
10. That I the event of dispute among the parties to which it can not be resolved amicably the Laws of the United Republic shall come into force.

IN WITNESS HERETO the parties hereto have read and understand and signified their acceptance to be bound by the terms and conditions of this agreement by appending their names and signatures in the manner appearing hereunder.

SELLER

NAME KASSIAN GABRIEL CHIMANGI

SIGNED 

DATE 26/10/2022

PURCHASER

NAME WANG TAO

(For and on behalf of ASIALILAC APPAREL (TANZANIA) COMPANY LIMITED)

SIGNED [Signature]

DATE 26/10/2022



WITNESSED TO.

NAME: FAIZ ADAM

SIGN: [Signature]



TITLE: ATTORNEY