

SALE OF LAND AGREEMENT

BETWEEN

ZENA ATHUMANI MFINANGA - SELLER

AND

NINE CONTINENTS COMPANY LIMITED - BUYER

Athumani

[Handwritten signature]

AGREEMENT FOR THE SALE OF ALAND

This agreement is made on the 20 th day of DECEMBER , 2025,

BETWEEN

ZENA ATHUMANI MFINANGA , of P.O. Box 0768936325 Dar es Salaam (hereinafter referred to as "THE SELLER", a term which shall include, where applicable, his heirs, relatives, and legal representatives), of the one part;

AND

NINE CONTINENTS COMPANY LIMITED, of P.O. Box 90578, Dar es Salaam (hereinafter referred to as "THE BUYER", a term which shall include, where applicable, his heirs, relatives, and legal representatives), of the other part.

WHEREAS the Seller confirms that they are the lawful owner of a farm located in **Kibaha District, Misugusugu Ward, Vitendo Street, Pwani Region;**

AND WHEREAS the Seller, of their own free will, sound mind, and without any coercion, is willing to sell the said piece of land to the Buyer, and the Buyer, being of sound mind and without any coercion, has agreed to purchase the said farm under the terms and conditions specified in this agreement;

NOW THEREFORE, this agreement witnesses the following:

1. The Seller has sold and the Buyer has agreed to purchase and own the said farm along with all developments and anything growing on it, without any objection.
2. In this agreement, the term "LAND " shall refer to a parcel of land measuring (12.5 acres) located at **Vitendo Street, Misugusugu Ward, Kibaha District, Pwani Region.**
3. The Seller sells and the Buyer purchases the said farm for a total sum of **Tanzanian Shillings One Hundred Eight Seven Million Five Hundred**

Z. Athumani

[Handwritten signature]

Thousand Only (Tshs. 187,500,000/=), which has been fully paid at the time of signing this agreement

4. Though **NMB ACCOUNT 21210076435 ZENA ATHUMANI MFINANGA**
5. Upon signing this agreement by both parties and the completion of all payments, the farm shall become the lawful property of the Buyer, who shall have full rights to own and develop the purchased farm without any interference.
6. The Seller shall be obliged to hand over all relevant documents related to the ownership of the farm upon full payment and shall cooperate when needed during the formalization process of the said farm.
7. The Seller affirms that they are the sole legal owner of the said land, with the ultimate authority over it. Furthermore, the land is free from any encumbrances, has not been mortgaged or pledged, and there is no other person, family member, relative, or friend who owns or claims any ownership, share, or interest of any kind in the said land.
8. The Buyer confirms that they shall bear all costs and make all legally required payments during the formalization of the said land.
9. Both parties agree that this agreement is binding and permanent and shall be enforceable upon them and their heirs, relatives, and legal representatives.
10. Both parties agree that this agreement shall be governed by the laws of the United Republic of Tanzania relating to contracts and any amendments thereto.
11. In the event that any dispute arises between the two parties, such dispute shall be resolved in accordance with the laws of the country in effect at that time.
12. That both parties have agreed that the courts of the United Republic of Tanzania shall have final jurisdiction over the resolution of any disputes related to this contract.

IN WITNESS WHEREOF, both parties have set their hands and signed on the day and year indicated below;

Z. Athuman

Z. Athuman

SIGNED and PRESENTED

By **ZENA ATHUMANI MFINANGA**

Whom I personally know /

Has been introduced to me by today

Date: 20 Month: 12 Year: 2025

Athuman
.....
THE SELLER



WITNESS 1

Name: JIVEN YANG
Signature: [Handwritten Signature]
Address: 0655 888 789
Relationship: FAMILY

BEFORE ME

Name: EDEN ELIAKIM KIKURA
Signature: [Handwritten Signature]
Address: 62299 DSM
Title: ADVOCATE



SIGNED and PRESENTED

By **NINE CONTINENTS COMPANY LIMITED**

Whom I personally know .

Date: 20 Month: 12 Year: 2025

[Handwritten Signature]

YINUS JIANY

THE BUYER



WITNESS 1

Name: ZHANG WENAO
Signature: [Handwritten Signature]
Address: 0761566666
Relationship: FRIEND

BEFORE ME

Name: EDEN ELIAKIM KIKURA
Signature: [Handwritten Signature]
Address: 62299 DSM
Title: ADVOCATE



Athuman

[Handwritten Signature]