

AGREEMENT FOR SALE OF LAND

MADE BETWEEN

(The Vendors)

SHEDRACK ELIAS KALINGA

AND

(The Purchaser)

CANDOR TIMBER PRODUCTS LIMITED

**FOR THE SALE OF LAND SITUATED AT NYOLOLO VILLAGE, WITHIN
MUFINDI DISTRICT AND REGION OF IRINGA**

THIS AGREEMENT is made on the ___ day of _____, 2026.

BETWEEN

..... adult, natural person of P.O. Box 109 Mafinga (hereinafter called the "**Vendor**" which expression shall where the context so admits include and extend to persons deriving title under the **Vendor**, their successors and assigns) of the one part;

AND

CANDOR TIMBER PRODUCTS LIMITED a Foreign company of P.O.BOX 7759 Dar es salaam (Hereinafter called the "**PURCHASER**" which expression shall where the context so admits include and extend to persons deriving title under the **PURCHASER**, its successors and assigns) of the other part;

WHEREAS

The purchaser of the land is Foreign Company. Therefore, this sale agreement is not intended to transfer the Land. Hence after the completion of this transaction the purchaser will be supposed to comply TISEZA requirement.

The Vendor is desirous of selling **11.9 ACRES** and the Purchaser is desirous and able to purchase the said property from the Vendor at a consideration of TZS 40,000,000/= (**Forty million only**).

Therefore, the purchaser will pay a total amount of TZS 40,000,000/= (**Forty million only**). (hereinafter referred to as the "**Purchase Price**")

The Vendor is the owner of the un surveyed land Located at Nyololo Village, within the Mufindi District and Regional of Iringa. Measured about **11.9 Acres** (Eleven **ACRES**)

* *LIAG*
X *[Signature]*
[Signature]

AND

Further particulars are as per the Copy of the sketch map attached to this Agreement; this sale will include all the exhausted or unexhausted improvements and developments located within the area subject to this Sale.

WHEREAS

The Vendor is desirous of selling the said land and the Purchaser is desirous and able to purchase the said property from the Vendor at a consideration of **Tanzania** shillings Forty only **TZS 40,000,000/=)** (hereinafter referred to as the "**Purchase Price**")

NOW THIS AGREEMENT WITNESS AS FOLLOWS:

1.1. The Sale and Consideration:

1.2. That, in consideration of the Purchase Price of **Tanzania** shillings Forty only **TZS 40,000,000/=)** the Vendor is hereby selling **11 acres** of land to the Purchaser and the Purchaser is hereby purchasing the Land from the Vendor subject to the covenants herein contained.

1.3. That, the purchaser has already paid to the Vendor a total amount of **Tanzania** shillings Forty only **TZS 40,000,000/=)** and the amount was deposited to the Vendor's Bank account through number **0152462817100 CRDB**, registered by the name of **SHADRACK KALINGA**

1.4. The parties hereby agree that the Land is free from encumbrance by a legal Mortgage. The parties further agree that the purchaser will have all rights subject to the land.

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x 

reserve or reserved for public utilities and is not subject to any challenge whatsoever whether on account of allocation or breach of any covenant and there is no adverse report by any surveyor or governmental, local or other competent authority that the property falls on public land.

3.3 The description of the Land will be as attached sketch map; the said map will be part of this agreement.

3.3.1 Vendor has the power to enter into and perform his obligations under this Agreement. Has full authority to sell, transfer and dispose of the land and has the powers of sale derived there from, and that they have a good and subsisting right, title and interest, and have full powers to sell, grant, convey, assign or otherwise dispose the said piece and parcel of land in the manner herein provided;

3.3.2 The entry into and performance of this Agreement and the transactions contemplated hereby, do not conflict with any law or regulation or any official or judicial order to which the **Vendor** is subject.

3.3.3 That, the VENDOR remains responsible during the land survey and application for Right of Occupancy and assists during process, if need be, to ensure that all required information and support concerning the property is rendered to the authority responsible for approval.

4. GENERAL COVENANTS

1.1. This Agreement constitutes a legal, valid and binding obligation of the parties and is enforceable against each party in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights or remedies generally.

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1.2. Nothing in this Agreement shall make the Purchaser liable in respect of anything done or omitted to be done in relation to the Land by the Vendors prior to the due transfer of the land to the Purchaser and the Vendors shall indemnify the Purchaser in respect of any liability (which liability shall include, without limitation, all losses, costs, claims, expenses, damages, legal and other professional fees and expenses on a party and party basis) which it may incur as a result of anything so done or omitted to be done by the Vendors.

1.3. Those parties shall do everything possible within the realms of the law to ensure the fulfillment of each and every provision of this contract.

5. AGENTS FEES AND LAWYERS FEES

5.1. The parties hereby agree that all fees payable to Lawyer for the work done to secure this purchase shall be done by the purchaser.

6. DISPUTE RESOLUTION, GOVERNING LAW AND JURISDICTION

6.1. The validity, construction and performance of this Agreement shall be governed by the Laws of the United Republic of Tanzania.

7. All disputes, claims or proceedings between the parties relating to the validity, construction or performance of this Agreement shall be subject to a court of competent jurisdiction in Tanzania. Prior to the institution of a suit to the Court as above provided, the Parties shall seek to resolve in the first instance any dispute, controversy or claim arising out of or relating to this Agreement, or the breach, termination or invalidity thereof, amicably.

5 * *Legal*
[Signature]
[Signature]

8. MISCELLANEOUS PROVISIONS

8.1. Anything not otherwise provided for in this agreement shall be construed as provided for in the laws of the United Republic of Tanzania.

9. ENFORCEMENT OF THE CONTRACT.

That, parties will be bound to this contract after the full payment of the agreed price, the Purchaser in this contract will claim any right subject to this contract if the agreed price will be paid in full.

IN WITNESS WHEREOF, the Undersigned have executed this Agreement as of the day and year first written above.

FOR THE VENDOR:

SWORN at Mafinga by the said SHEDRACK ELIAS KALINGA, who is known to me/ identified to me by the later being known to me personally, in my presence this 15 day of January, 2026

Handwritten signature

WITNESSED BY:

NAME: ANTHONY MBRUMI
SIGNATURE: [Signature]
DATE: 15 January 2026
QUALIFICATION: ADVOCATE



FOR THE PURCHASER

SEALED BY THE COMMON CANDOR TIMBER PRODUCTS LIMITED before us this 15 Day of January, 2026.

NAME: Samantha Palmer
SIGNATURE: [Signature]
OCCUPATION: Director
NAME: Arif Hussain Nasir
SIGNATURE: [Signature]
OCCUPATION: For services

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CANDOR TIMBER PRODUCTS LIMITED

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

[CAP. 113 R.E. 2023]

SPOUSE CONSENT

[Under Section 171(3)b

**11.9 ACRES LOCATED AT
NYOLOLO VILLAGE,
MUFINDI DISTRICT**

IN CONSIDERATION OF Tanzanian Shilling **FORTY MILLION (40,000,000/=)** I, **DORAH ARON MGOVANO** of P.O. BOX 109, **MAFINGA**, being the wife of **SHEDRACK ELIAS KALINGA**. **AGREE AND CONSENT** to the **TRANSFER** of the right of occupancy registered under the above reference to **CANDOR TIMBER PRODUCTS LIMITED** of P.O. BOX 7759 Dar es salaam by my husband **SHEDRACK ELIAS KALINGA** of P. O. Box 109, **MAFINGA**.

SIGNED and DELIVERED by the said **DORAH ARON MGOVANO**
who is known to me personally/ identified to me by

.....
the later being known to me personally

this ... 15 ... day of January ... 2026.

Dmgovano x
SPOUSE

(Witness)

Name

Gregory Mbilimi

Signature

[Signature]

Qualification:

Advocate

Postal Address:

Box 405 MAKAMBARU

