

SALES AGREEMENT

BETWEEN

JACKLINE FRANK KIWELU

AND

**ROYAL DIAMOND REAL ESTATE
COMPANY LIMITED**

REGARDING:

**Plot No. 260 ,
Mwananyamala Area,
Kinondoni Municipality,
Dar es salaam region.**

SALES AGREEMENT

THIS AGREEMENT is made this Day of 2026

BETWEEN

JACKLINE FRANK KIWELU OF P.O.Box, DAR ES SALAAM (hereinafter called "the Seller") which expression includes her heirs, assigns and successors in title of the one part

AND

ROYAL DIAMOND REAL ESTATE COMPANY LIMITED of P.O.BOX DAR ES SALAAM (hereinafter called "the PURCHASER") which expression includes its heirs, assigns and successors in title of the other part:

WHEREAS the Seller are owner and rightful owner of the 357.68 SQM Property currently registered as Plot No. 260 , situated at Mwananyamala Area, Kinondoni Municipality within Dar es salaam Region with title Number DSMT1084212 as registered on 16/July/ 2025 hereafter referred to as the PROPERTY,

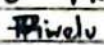
NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Seller Acknowledges that she is owner and Registered owner of the Property.
2. That the Seller agrees to sell the 357.68 SQM Property to the purchaser for a consideration of Tanzanian Shillings Three Hundred Twenty Million only (Tsh 320,000,000/=) as consideration.
3. That the Seller agrees to sell the property to the purchaser for a consideration of Tanzanian Shillings Three Hundred Twenty Million only (Tsh 320,000,000/=) as consideration which shall be paid straightly to JACKLINE FRANK KIWELU. However incase any delay is occasioned caused by the Seller or the government process which halts and or delays the process of the transfer the Title to the purchaser then the days will be extended as per the delay and will be mutually agreed by the parties subject to communication of such delay.
4. That the Seller and the Purchaser agree that at all times the Title and other legal document will be in the care of Resident Attorneys and consultants on behalf of the Seller and the Purchaser.

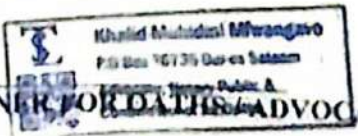
IN WITNESS WHEREOF the parties have signified their acceptance to be bound by the terms and conditions of this agreement by appending their names and signatures in the manner appearing hereunder.

SIGNED and DELIVERED by the said)
 JACKLINE FRANK KIWELU)
 who is identified to me by _____)
 the latter being known to me personally)
 this 6th day of FEBRUARY 2026 in my presence.)


 Seller 

WITNESSED BY:
 NAME: UPENDO FRANK KIWELU
 SIGNATURE: 
 POSTAL ADDRESS: P.O Box , DAR ES SALAAM
 QUALIFICATION: WITNESS AND HEIR.

BEFORE ME:
 SIGNATURE: 
 QUALIFICATION: COMMISSIONER FOR OATHS ADVOCATE



STAMPED at Dar es salaam by ROYAL)
DIAMOND REAL ESTATE CO. LTD)
thisday of 2026 in my presence.)



WITNESSED BY:

NAME:

SIGNATURE:

QUALIFICATION:

DAI QIUQIU
董秋秋
Director

NAME:

SIGNATURE:

QUALIFICATION:

HAN ZHE
韩哲
Director

BEFORE ME:

SIGNATURE:

QUALIFICATION:

COMMISSIONER FOR OATHS / ADVOCATE



DRAWN BY:

RESIDENT ATTORNEYS AND CONSULTANTS.

DAR ES SALAAM, TANZANIA.

SALES AGREEMENT

BETWEEN

UPENDO FRANK KIWELU

AND

**ROYAL DIAMOND REAL ESTATE
COMPANY LIMITED**

REGARDING:

**Plot No. 269 ,
Mwananyamala Area,
Kinondoni Municipality,
Dar es salaam region.**

SALES AGREEMENT

THIS AGREEMENT is made this Day of 2026

BETWEEN

UPENDO FRANK KIWELU OF P.O.Box , DAR ES SALAAM (hereinafter called "the Seller") which expression includes her heirs, assigns and successors in title of the one part

AND

ROYAL DIAMOND REAL ESTATE COMPANY LIMITED of P.O.BOX DAR ES SALAAM (hereinafter called "the PURCHASER") which expression includes its heirs, assigns and successors in title of the other part:

WHEREAS the Seller are owner and rightful owner of the 350 SQM Property currently registered as Plot No. 269 , situated at Mwananyamala Area, Kinondoni Municipality within Dar es salaam Region with title Number 29349 as registered on 22/April/ 2025 hereafter referred to as the PROPERTY,

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Seller Acknowledges that she is owner and Registered owner of the Property.
2. That the Seller agrees to sell the 350 SQM Property to the purchaser for a consideration of Tanzanian Shillings Three Hundred Twenty Million only (Tsh 320,000,000/=) as consideration.
3. That the Seller agrees to sell the property to the purchaser for a consideration of Tanzanian Shillings Three Hundred Twenty Million only (Tsh 320,000,000/=) as consideration which shall be paid straightly to UPENDO FRANK KIWELU. However incase any delay is occasioned caused by the Seller or the government process which halts and or delays the process of the transfer the Title to the purchaser then the days will be extended as per the delay and will be mutually agreed by the parties subject to communication of such delay.
4. That the Seller and the Purchaser agree that at all times the Title and other legal document will be in the care of Resident Attorneys and consultants on behalf of the Seller and the Purchaser.

IN WITNESS WHEREOF the parties have 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.

SIGNED and DELIVERED by the said)
 UPENDO FRANK KIWELU)
 who is identified to me by _____)
 the latter being known to me personally)
 this 6th day of February 2026 in my presence.)

Frank Kiwelu 
 Seller

WITNESSED BY:
 NAME: JACKLINE FRANK KIWELU
 SIGNATURE: *Jackline Frank Kiwelu*
 POSTAL ADDRESS: P.O.Box , DAR ES SALAAM
 QUALIFICATION: WITNESS AND HEIR.

BEFORE ME:
 SIGNATURE: 
 QUALIFICATION: COMMISSIONER FOR OATHS ADVOCATE



STAMPED at Dar es salaam by ROYAL)
DIAMOND REAL ESTATE CO. LTD)
thisday of 2026 in my presence.)



WITNESSED BY:

NAME: DAI GUO QIU
SIGNATURE: [Signature]
QUALIFICATION: Director

NAME: HAN ZHE
SIGNATURE: [Signature]
QUALIFICATION: Director

BEFORE ME:

SIGNATURE: [Signature]
QUALIFICATION: **COMMISSIONER FOR OATHS / ADVOCATE**



DRAWN BY:
RESIDENT ATTORNEYS AND CONSULTANTS.
DAR ES SALAAM, TANZANIA.

SALES AGREEMENT

BETWEEN


PETER ANISETI TEMBA
ROSE GABRIEL KEENJA

AND

ROYAL DIAMOND REAL ESTATE
COMPANY LIMITED

REGARDING:

Plot No. P60088 ,
Kimara Mavurunza Area,
Ubungo Municipality,
Dar es salaam region.



THIS AGREEMENT is made this Day of 2026

BETWEEN

PETER ANISETI TEMBA OF P.O.Box, DAR ES SALAAM (hereinafter called "the Sellers") which expression includes his heirs, assigns and successors in title of the one part

ROSE GABRIEL KEENJA OF P.O.Box, DAR ES SALAAM (hereinafter called "the Sellers") which expression includes his heirs, assigns and successors in title of the one part

AND

ROYAL DIAMOND REAL ESTATE COMPANY LIMITED of P.O.BOX DAR ES SĀLĀĀM (hereinafter called "the PURCHASER") which expression includes her heirs, assigns and successors in title of the other part:

WHEREAS the Sellers are co owner and rightful co-owner of the **1822 SQM Property** currently registered as **Plot No. P60088**, situated at **Kimara Mavurunza Area, Ubungo Municipality** within **Dar es salaam Region** with Registered plan number **DSMS004488Z** as registered on **27/January/2026** hereafter referred to as the **PROPERTY**,

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Sellers Acknowledges that they are co-owner and are both Registered owner of the Property.
2. That the Sellers agrees to sell the **1822 SQM Property** to the purchaser for a consideration of **Tanzanian Shillings Eight hundred and seven Million only (Tsh 807,000,000/=)** as consideration.
3. That the Sellers agrees to sell the property to the purchaser for a consideration of **Tanzanian Shillings Eight hundred and seven Million only (Tsh 807,000,000/=)** as consideration which shall be paid in three instalment whereas **Tanzanian Shillings thirty seven Million only (Tsh 37,000,000/=)** is to be paid as first instalment immediately upon signing this agreement among which **Tanzanian Shillings thirty Million only (Tsh 30,000,000/=)** is to be paid directly to the sellers and the remaining **Tanzanian Shillings seven Million only (Tsh 7,000,000/=)** is to be paid to the surveyor directly. Also **Tanzanian Shillings Three hundred and Eighty Five Million only (Tsh 385,000,000/=)** is to be paid as Second instalment upon successful completion of survey of the property, and a further **Tanzanian Shillings Three hundred and Eighty Five Million only (Tsh 385,000,000/=)** is to be paid as Final instalment upon successful Registration of the property and issuance of title.
4. That all the consideration mentioned in paragraph Three (3) above is to be paid through Bank Account number **0152899930600** under the name of **PETER A TEMBA & ROSE G KEENJA** at **CRDB BANK**. However incase any delay is occasioned caused by the Sellers or the government process which halts and or delays the process of the Registration of the Title to the purchaser then the days will be extended as per the delay and will be mutually agreed by the parties subject to communication of such delay.
5. That the Sellers and the Purchaser agree that the final instalment of the purchase price will be paid upon Registration of grant of Right of occupancy by the purchaser. And that at all times the Title and other legal document will be in the care of Resident Attorneys and consultants on behalf of the Sellers and the Purchaser.



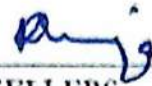
IN WITNESS WHEREOF the parties have signified their acceptance to be bound by the terms and conditions of this agreement by appending their names and signatures in the manner appearing hereunder.

SIGNED and DELIVERED by the said)
PETER ANISETI TEMBA)
who is identified to me by _____)
the latter being known to me personally)
this ..11...day of February 2026 in my presence.)




SELLERS

SIGNED and DELIVERED by the said)
ROSE GABRIEL KEENJA)
who is identified to me by _____)
the latter being known to me personally)
this ..11...day of February 2026 in my presence.)



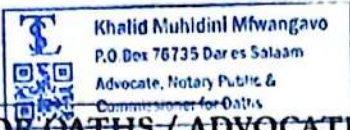
SELLERS

WITNESSED BY:

NAME: FOCUS P. TEMBA
SIGNATURE: 
POSTAL ADDRESS: P.O.Box _____, DAR ES SALAAM
QUALIFICATION: WITNESS AND HEIR.

BEFORE ME:

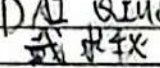
SIGNATURE: 
QUALIFICATION: COMMISSIONER FOR OATHS / ADVOCATE

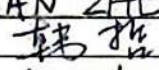


STAMPED at Dar es salaam by ROYAL)
DIAMOND REAL ESTATE CO. LTD)
this ..11...day of FEBRUARY 2026 in my presence.)



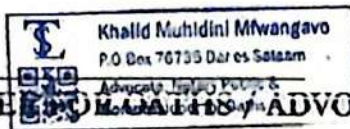
WITNESSED BY:

NAME: DAI SHUQIU
SIGNATURE: 
QUALIFICATION: Director

NAME: HAN ZHE
SIGNATURE: 
QUALIFICATION: Director

BEFORE ME:

SIGNATURE: 
QUALIFICATION: COMMISSIONER FOR OATHS / ADVOCATE



DRAWN BY:
RESIDENT ATTORNEYS AND CONSULTANTS.
DAR ES SALAAM, TANZANIA.