

# **SALE AGREEMENT**

**BY AND BETWEEN**

**ASHRAF ALLY SAAD**  
"Vendor"

**AND**

**HAUTONG LOGISTICS LIMITED**  
"Purchaser"

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**IN RESPECT OF THE SALE OF LAND PROPERTY LOCATED ON PLOT NO: 6 BLOCK "18A"**  
**AT CHAMAKWEZA, CHALINZE DISTRICT COUNCIL PWANI REGION,**  
**WITH REGISTERED PLAN NO: PWNSP00001485**  
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**DRAWN BY:**  
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# SALE AGREEMENT

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THIS AGREEMENT is made this 10<sup>th</sup> day of SEPTEMBER 2025

## BETWEEN

**ASHRAF ALLY SAAD** of P.O. Box 8238, Dar es Salaam [hereinafter referred to as "**the Vendor**" the expression which shall, where the contents so permit, include its assigns and successors in title] of the ONE PART.

## AND

**HUATONG LOGISTICS LIMITED** of P.O. Box 31299, Dar es Salaam a limited company duly registered under the Laws of the United Republic of Tanzania [hereinafter referred to as "**the Purchaser**" the expression which shall, where the contents so permit, include its assigns and successors in title] of the OTHER PART.

## WHEREAS:

- A. The Vendor is a lawful owner of the parcel of land described as **PLOT NO: 6 BLOCK "18A"** located at **CHAMAKWEZA, CHALINZE DISTRICT COUNCIL, PWANI** measuring **15,567 (SQM)** described under registered Survey Plan No: PWNSP00001485.
- B. The Vendor is desirous of selling and the purchaser is desirous of buying the said parcel of land at a consideration of **Tanzanian Shillings Forty Million (Tshs 40,000,000/=) only** on terms and conditions hereinafter appearing.

## **NOW THIS AGREEMENT WITNESSETH AS FOLLOWS: -**

1. The Vendor shall sell and the Purchaser shall buy the said parcel of land subject to the covenants hereinafter stipulated otherwise free from all encumbrances whatsoever at the price aforementioned.
2. That Vendor and Vendor and the Purchaser have agreed that the Purchase Price shall be paid in cash single installment.

- i) At the date of signing of this agreement the purchaser shall pay the vendor the whole of **Tanzanian Shillings Forty Million (Tshs 40,000,000/=) only.**
3. That by signing this agreement the Vendor and Purchaser agreed mode of payments stipulated herein above in clause (2) in this agreement.
4. That upon receipts of full payment of the Purchase price as specified in clause 2 herein above the Vendor shall formally handover the property to the Purchaser and avail to the Purchaser all relevant documents in respect of the property.
5. Simultaneous with the execution of this agreement the Purchaser will assume ownership of the property from the date of execution of this agreement subject to receipts of the full payment of purchase price.
6. That this Agreement is subject to consent of the Commissioner for Lands/ Authorized Officer on conveyance the said plot from the Vendor to the Purchaser and in the event that the consent is withheld, the agreement shall be null and void and parties shall revert to their original position.
7. That this Agreement emanate transfer of the said property shall be subject to the approval of the Commissioner for Lands or other officers duly authorized on that behalf accorded to this disposition and in the event of such approval being refused the parties shall revert to their original position and any money paid by the purchaser shall be refunded to him by the vendor.
8. Purchaser shall bear all legal fees, stamp duties, approval fees, registration fees and other disbursements arising out of and in connection or incidental to the preparation and completion of the Agreement.

**IN WITNESS WHEREOF** the parties have duly executed these presents in the manner and on the day year hereinafter appearing.

**SIGNED** and **DELIVERED** by the said **ASHRAF ALLY SAAD** who is known to me/or has been introduced to me by  
.....  
the latter being known to me personally this 10<sup>th</sup> day of SEPTEMBER 2025

*Ashraf Ally Saad*

**VENDOR**



**BEFORE ME:**

SIGNATURE: .....  
NAME: **MOSES LEON KIMARO**  
ADDRESS: **P.O BOX 31833, DAR ES SALAAM**  
QUALIFICATION: **ADVOCATE**

*Moses Leon Kimaro*



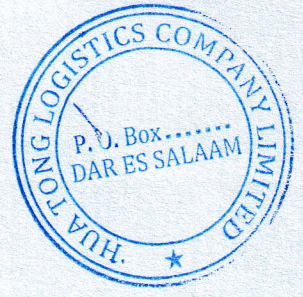
**SEALED** by the **COMMON SEAL** by the said **HUATONG LOGISTICS LIMITED** and delivered at Dar es Salaam in our presence This 10<sup>th</sup> Day of September 2025

**PURCHASER'S SEAL**

**WITNESS:**

SIGNATURE : .....  
NAME : **WANG HAIHUI**  
ADDRESS: **P.O BOX 31299, DAR ES SALAAM.**  
QUALIFICATION: **MANAGING DIRECTOR.**

*王海会*



**BEFORE ME:**

SIGNATURE: .....  
NAME: **MOSES LEON KIMARO**  
ADDRESS: **P.O BOX 31833, DAR ES SALAAM**  
QUALIFICATION: **ADVOCATE**

*Moses Leon Kimaro*

