

**THE LAND ACT, 1999  
(NO. 4 OF 1999)**

**SALE AGREEMENT**  
(Under Section 64)

**C.T. NO. 31994 PWN  
PLOT NO. 265  
BLOCK 'A'  
MISUGUSUGU-MIOMBONI  
KIBAHA TOWNSHIP**


**I, JURIJS ANATOLIJS MARTINOV**s of P. O. Box 78570 Dar Es Salaam **DO HEREBY AGREE** to dispose to **TANZABREAD COMPANY LIMITED** with Taxpayer Identification number **181-232-552** of P.O Box 78570 Dar es Salaam the Right of Occupancy registered under the above reference.

- a. Type of intended disposition: Transfer of the right of Occupancy by Sale.  
  
Consideration: **TZS 598,000,000/= (Tanzania Shillings Five Hundred Ninety-Eight Thousand Only).**
- b. Mode of payment of consideration; **TZS 598,000,000/= (Tanzanian Shillings Five Hundred Ninety-Eight Thousand Only)** payable simultaneously with the execution hereof.
- c. Date of execution of the deed of disposition ..... **20<sup>th</sup>** of **JANUARY**....., 2026.
- d. Date of delivery of possession of the property and necessary documentation: Upon execution hereof.
- e. Covenants binding upon the seller/transferor: -
  - i. Seeking consent for this disposition.
  - ii. Payment of arrears of rent if any, capital Gains Tax and other outgoings.
  - iii. Delivery of vacant possession of the property and necessary Documentation.
- f. Covenants binding upon the purchaser/transferee: -

- i) Payment of all costs and charges in respect of this disposition, including, Stamp Duty, Consent Fees, valuation Fees, Registration Fees and Advocate Fees.

Dated at Dar es Salaam this 20<sup>TH</sup> day of JANUARY, 2026

**SIGNED and DELIVERED** at Dar es Salaam  
by the said **JURIJS ANATOLIJS MARTINOV**  
who is identified to me by PETER JOSEPH LYIMO  
the latter being personally known to me  
this 20<sup>TH</sup> day of JANUARY, 2026

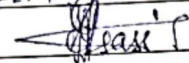
  
**TRANSFEROR**

**BEFORE ME:-**

NAME:

ELERI WILSON ISASI

SIGNATURE:



POSTAL ADDRESS:

P.O BOX 3597, DODOMA

QUALIFICATION:

ADVOCATE

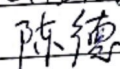


**SEALED** with the **COMMON SEAL** of the said  
**TANZABREAD COMPANY LIMITED**  
In our presence this 20<sup>TH</sup> day of JANUARY, 2026

Name:

CHENDE

Signature:



Postal Address:

P.O. Box 16327 Dar-Es-Salaam.

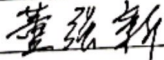
Designation:

General Manager

Name:

DONG GIANGXIN

Signature:



Postal Address:

P.O. Box 16327 Dar-Es-Salaam.

Designation:

Secretary

