

SALES AGREEMENT

THIS AGREEMENT is made this⁰⁶..... day of⁰¹..... 2026.

BETWEEN

PROPERTY INTERNATIONAL LIMITED a company incorporated in Tanzania located at 8th Floor, Mariam Tower, Songea/Shaurimoyo street, Ilala of P.O Box 45548 Dar Es Salaam (hereinafter called "the Vendor") on one part.

AND

RONG TIAN INTERNATIONAL LIMITED a company incorporated in Tanzania, P.O.BOX..... Dar es Salaam (hereinafter called "the purchaser") on the other part.

WHEREAS:

- i. The **Vendor** is the lawful occupier of the surveyed land with **Plot No. P65098 measuring 12,551 square meters which is allocated for Service Trade Industry** Located at **Vumilia Ukooni** in Kigamboni Municipality, in Dar Es Salaam. (Hereinafter called "the Property").
- ii. The **Vendor** is desirous of selling and the purchaser is desirous of buying the said property with plot **No. P65098** measuring 12,551 square meters at a consideration of **Tanzanian Shillings Two Hundred Fifty One Million Twenty Thousand only (TZS251,020,000/=)** (herein after referred to "**as the purchasing price**") on terms and conditions herein after appearing.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS: -

1. That the Vendor hereby sells to the Purchaser and the Purchaser hereby buys from the Vendor the Property subject to the covenants herein contained and subject to the terms and conditions under which the said Property was held by the Vendor prior to this Agreement.
2. That the consideration of the Purchase price of Tanzanian Shillings **Two Hundred Fifty One Million Twenty Thousand Only (TZS251,020,000/=)** will be paid by the Purchaser to the Vendor within Seven (7) days after signing of this Sale Agreement.
3. The indicative consideration payment of **Tanzanian Shillings Two Hundred Fifty One Million Twenty Thousand Only (251,020,000/=)** payable to the **Vendor** shall be deposited to the designated account of the **Vendor** as indicated below;

Account Name: Property International Limited

Account Number: 0150208402600 (TZS Account)

Bank Name: CRDB BANK LIMITED (Waterfront Branch)

OR



10. TERMINATION

- i. This Agreement shall be terminated upon the breach of any fundamental covenant or obligation as stated herein.
- ii. Failure to make full payment of the purchase price by the purchaser to the vendor as stipulated in clause 2 herein. The Agreement shall be void.

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

SEALED with the **COMMON SEAL** of the said **PROPERTY INTERNATIONAL LIMITED** and **DELIVERED** in our presence

This 06 day of 01, 2026

BY THE SAID;

Names: **HASHIM MOHAMED THABIT**

Signature: _____

Address: **45548 DSM**

Designation: **DIRECTOR**

Names: **ABDULHALIM ZAHNAN SALIM**

Signature: _____

Address: **45548 DSM**

Designation: **DIRECTOR**

Before Me:

Name: Hazel Joseph Chanya

Signature: _____

postal address: 6580 DSM

Qualification: Advocate



SEALED with the **COMMON SEAL** of the said **RONG TIAN INTERNATIONAL LIMITED** and **DELIVERED** in our presence

This 06 day of 01, 2026

BY THE SAID;

Names: DU RING DE

Signature: _____

Address: _____

Designation: Director

Names: ZHANG SHU PING

Signature: _____

Address: _____

Designation: Director

