

HANSON TANZANIA LTD

MINUTE SHEET

DOKEZO

No.

MINUTE SHEET

DOKEZO

No. 14

PLO

Please as per M.13 continue with the process

~~RI~~ →
At 1 PM P

MINUTE SHEET

DOKEZO

No. 11.

Ag. DIF.
I submit the following documents of plot number 178 block 'H' located at Makurunge in Bagamoyo Urban area for EXD's

i) four (4) draft copies for Application for Leasehold Title.

ii) four (4) draft copies for Derivative Titles.

~~TAF~~
TF
01/02/2019

12.

Exp

I hereby submit for your signature document for Plot 178, Block "H" located at Makurunge, Bagamoyo Urban Area as follows,

- i) Application for Leasehold Title (4-copies)
- ii) Derivative Title (4-copies).



[Signature]
C-DIF
01/02/2019.

13.

C-DIF

I am forwarding for further actions

[Signature]

01.02.2019

MINUTE SHEET

DOKEZO 7.
No.

Ag DIF

I am forward for further processes
M. hashim
[L.S. 1]
02/10/2018

8 Ag DIF (F. 10)

I submit request to change Certificate of Incentive
Mwanambuni
[L.S. 1]
M.h.

9. Ag DIF

The COI no 042403 has been amended by changing the project location. Land documents are still processed at the Ministry of Lands.

I submit for your review and approval

~~Ag~~ Ag IFMP
31/10/18

10. EXD

Following change of location, a Certificate of Incentives has been amended to address the new location. I submit the amended Certificate for signature.

~~Ag~~ Ag. DIF 31/10/2018



MINUTE SHEET

Dokezo
No.

1-0

Ag: EXD

The approved project has fulfilled the investment requirements, which are: -

(a) Minimum finance investment threshold has been exceeded, the project expects to invest US\$ 1.165 m

(b) Legal entity has been incorporated under certificate

No. 96620 of 24/01/2013

Based on the above, the letter of approval is hereby submitted for signature in order for the project to comply with the requirements of Section 17 of Tanzania Investment Act, 1997.

Submitted for signature.



N. Senzia

DIF

5th March, 2013

Ag. EXD ✓

In response to the TIC letter of registration dated 5th March 2013

the project has submitted the required documents namely: -

(a) Company Board Resolution.

(b) Reference letter/Financing from Bank of China

(c) Lease Agreement to evidence of land

With the above submission EXD is requested to sign Certificate of Incentives No. 042403 herein attached.

8/03/2013



DIF

MINUTE SHEET

Dokezo
No.

2

Ag DIF
Submitted to you for EXD's Signature are three [3] Copies of Draft Certificates of Title and three [3] Copies of receipts of payments on Plot No. 178 Block 'H' Makurunge in Bagamoyo Urban Area.

M.ka
[LS]
25/09/2018.

3. EXD

I forward for signature the following documents for Plot #178, Block 'H' Makurunge in Bagamoyo Urban Area:

- i) Draft certificates of Title - 3 copies
- ii) Receipts of Payments - 3 copies

~~Ag~~ Ag. DIF 25/09/2018



4. SLO

After EXD signature, please proceed the next step.

~~Ag~~ Ag. DIF 28/09/2018

5. Ag. DIF.

I am forwarding to you for further processes.

~~SLO~~
SLO
28.09.2018

6. Mwanampaka - LS.

Proceed with next step.

~~Ag~~ Ag. DIF 01/10/2018



HANSON (TANZANIA) LIMITED

**PROPOSAL FOR ESTABLISHMENT OF DOOR SERIES
MANUFACTURING PROJECT**

A BUSINESS PLAN



HANSON (TANZANIA) LIMITED

**PROPOSAL FOR ESTABLISHMENT OF DOOR SERIES
MANUFACTURING PROJECT**

A BUSINESS PLAN

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1.0 EXECUTIVE SUMMARY

1.1 Project Concept

This project document presents a proposal by M/S Hanson (Tanzania) Limited (herein referred as the Company); a locally Registered company seeking to establish a factory for manufacturing , High quality steel door to be located at Plot No.1&2 Block E located at Mwanambaya Mkuranga District .

The factor will utilize use Advanced technology for metal sheets to stamping, folding, rolling and auto-spray coating in the country. In essence, the project will involve acquiring new and modern machineries together with Motor vehicles for the factory.

The main purpose of the business is to establish a faciray lity for Manufacturing high quality steel doors and related products for domestic and export markets. Such doors will include metal security doors, ecological door series, aluminum door series, stainless steel doors series, and Related products.

Project objectives

- To offer competitive and affordable prices for steel doors to local and foreign markets
- To gain and increase market share and position in the local and export market
- To meet the current high demand for quality steel doors in the local market which is yet to be satisfied
- To foster economic linkages

This feasibility study report lays down the financial and economic Viability of the envisaged project.

1.2. Location

As mentioned earlier, the project will be located at Plot No.1&2 Block E located at Mwanambaya Mkuranga District .

The structures at this location will serve as the production site and will provide storage space for finished products and raw materials. The site will be served with all the necessary facilities such as electricity, telephone and water.

1.3 The Sponsors

1.3 The Sponsors

M/s Hanson (Tanzania) Limited will be sponsoring this project and financing will be through shareholders' equity. The company is jointly owned by the following shareholders.

	Name and Address of Subscribers	Nationality	% Shareholding
1	Zheng Jianqing	Chinese	60
2	Zheng Wenbin	Chinese	40

1.4. Project Management

The company M/s Hanson (Tanzania) Limited will be managed through the board of directors which is responsible for the formulation of the company policies. The board of directors consists of the shareholders of the company.

The day to day operations of the company will be under the managing director who will appointed by the Board of Directors.

Below the managing director there are will be three functional departments namely; finance & administration, Marketing, and Production. These are supported by well trained and experienced offices and support staffs. During initial stage of project implementation the marketing department will be handled by the managing director.

The company believes in keeping on board only the very essential manpower and to develop it into highly motivated and sincere team capable of providing the best performance and facilitate efficient operations of the company.

The company believes that under current management team, the company will grow steadily and gain enough experience and profits to expand its factory in the near futur

1.5. Raw material base

The company proposes to establish a factory to manufacture quality steel doors and will make use of locally available, valuable and abundant steel sheets. Under exceptional cases some raw materials will be imported.

2.0 PROJECT'S ESTIMATED CAPITAL INVESTMENT

The estimated capital investment cost of the project being promoted by m/s Hanson (Tanzania) Limited is US \$ 1,165,000 out of which US \$ 1,035,000 will be fixed investment costs. Pre-production expenditures have been budgeted at US \$ 30,000 while working capital is put at US \$ 50,000.

2.1 Motor vehicles

At least five units of light trucks will be required for the haulage of raw materials. One unit 2WD single cabin pick-up vehicle has been budgeted to assist in administrative duties. Total estimated cost for this item is put at US \$ 115,000.

2.2 Pre-operation expenses

This item is expected to cost US \$ 30,000 and includes items like investment studies, preparatory investigations, company formation and legal fees, initial recruitment and training of technical staff and miscellaneous pre-operation payments

In summary total estimated capital investment cost of the project is US \$ 1,165,000 as in the following table;

COST STRUCTURE

PARTICULAR	AMOUNT USD
Land and Buildings	100,000
Plant & Machinery	800,000
Motor Vehicles	115,000
Furniture & Fixtures	20,000
Pre exp	30,000
Others	50,000
Working Capital	50,000
TOTAL	1,165,000

2.3 Project Financing Plan

The total capital cost of \$ 1,165,000 will be financed by shareholders' equity as shown below;

FINANCING PLAN	AMOUNT	PERCENT
EQUITY	1,165,000	100.00
LOAN	0	0.00
TOTAL FINANCING	1,165,000	100.0

3.0 AN OVERVIEW TO THE FORESTRY INDUSTRY IN TANZANIA

3.1 Sectoral Developments

Tanzania has about 33.5 million hectares of forests and woodlands. Out of this total area, almost two thirds consists of woodlands on public lands which lack proper management. About 13 million hectares of this total forest area have been gazette as forest reserves. Over 80,000 hectares of the gazette area is under plantation forestry and about 1.6 million hectares are under water catchment management.

The forest offer habitat for wildlife, beekeeping unique natural ecosystems and genetic resources. Also bioenergy is the main sources of fuel for rural population and accounts for 92% of the total energy consumption in the country. However, it is estimated that the sector's contribution to the gross domestic Product is between 2.3% and 10% of the country's registered exports. This contribution is underestimated because of unrecorded consumption of wood fuels, bee products, catchment and environmental values and other forest products.

The value of the Tanzania forests is high due to the high potential for royalty collection which increases revenues to the country, exports and tourism earnings as well as the recycling and fixing of carbon dioxide and conservation of globally important biodiversity.

The sector also provides 730,000 person – years of employment who are engaged in various forest related activities. The real contribution is under estimated due to unrecorded labour in the collection of wood fuels and other forest related products consumed by households. The wood industry accounts for about half of the sector in recorded contribution to GDP. The other half is contributed by non-wood products and services. Despite all the importance and roles played by the forest resources to the economy, there are a number of problems faced which hamper the development of the sector and thus the under estimation of contribution to the economy.

The various problems include among others deforestation, inadequate forestry extension services, inefficiency wood based industries and poor infrastructural facilities. Other are outdated legislation, fragmented administration at all levels between the centre and the local levels. Lack of participation of various stakeholders in the management of the resources and poor resource databases, outdated and non existence of management plans for efficient resource use.

3.2 Performance of the sector

According to the existing national accounting system in Tanzania, the performance of the sector is measured in the monetized goods and services from it. This is to say only the production and sale of forest products within and outside the country are considered in this matter.

Other services derived from the sector include pasture for livestock, raw materials for industries protection of watersheds, source of water for irrigation, generation of electricity, environmental protection, control of soil erosion and nutrients. All these continue to be offered by the forest resources.

The performance of the sector is characterized with low capacity utilization despite the country's great forest potential. There are also huge potential for non wood products such as tourism, game, bee products but are still unknown and undeveloped. The utilization and management of these resources require a multi-purpose forest management, local processing and improved marketing.

A total of 26,269.78 cubic metres were harvested from the natural forests and 127,202.11 cubic metres from the plantations in 1999. There was a remarkable decrease in harvesting compared to 1998 in Which 60,850 cubic metres from the natural forests and 450,400 cubic metres from plantations were harvested. The demand for wood products is higher than supply for both domestic and export markets. Export trade is in fine hardwood timbers which are popular for domestic market and are only exported for foreign exchange earnings rather than as a surplus.

3.3 Afforestation

For the past few years the performance of the forestry sector was fairly good in terms of number of trees which were planted and harvested. Afforestation activities are being carried out throughout the country to conserve the environment. This exercise is done on participatory approach in which the private sector. The communities, non governmental organizations and the public at large are involved. Harvesting of forest products is carried out in the natural forests and plantations, the main actors being the private companies, pit sawyers and the small scale companies.

3.4 Forest Policy & Regulatory Framework

The 1998 National Forest Policy, goal is to enhance the contribution of the forest sector to the sustainable development of Tanzania and the conservation and management of her natural resources for the benefit of present and future generations.

The main policy objectives are:

- Ensured sustainable supply of forest products and services by maintaining sufficient forest area under effective management;
- Increased employment and foreign exchange earnings through sustainable forest – based industrial development and trade;
- Ensured ecosystem stability through conservation of forest biodiversity, water catchments and soil fertility.
- Enhanced national capacity to manage and develop the forest sector in collaboration with other stakeholders.

The forest policy areas of focus are:

- Forest land management
- Forest based industries and products
- Ecosystem conservation and management and
- Institutions and human resources

The important instrument for forestry policy implementation is the establishment of a legal framework, which is the forestry act and formulation of a comprehensive national forests programme. This programme will provide a framework addressing forestry issues within the context of sustainable development. The draft of forest legislation has been prepared and will be submitted to the higher authorities for approval. This will be periodically updated and harmonized with other legislation of other related sectors.

3.5 Role of public and private sector

The new forest policy has provided better environment for the wide participation of all stakeholders in forestry activities. The major stakeholders are the division of forest, the local government private sector, NGOs and donor community. An enabling environment and regulatory framework for the private sector involvement in forestry

will be created through secured raw material procurement, training research and transfer of technology. Incentives and credit facilities for investments will be promoted and joint ventures will be encouraged.

The role of the public sector will focus on policy development, regulation, monitoring and facilitation. Decentralization of forest resource management responsibilities will be promoted. Specialist technical backup services as well as information dissemination and sharing will be strengthened. The local community will be encouraged to participate in forestry activities. Clear forest land and tenure rights will be defined and instituted for local communities of all sexes. The potential areas for investment are:-

- Private sector participation harvesting, processing and marketing of forestry products and provision of credit facilities.
- Research, Training and transfer of technology.
- Extension services and facilitation of individuals and communities to develop and manage forests.

3.6 Reforms in the forest sector

The roles and responsibilities of main stakeholders in implementing the forest implementation have been defined in accordance with the macroeconomic, social and political changes of Tanzania the increasing demand of forests for environmental conservation, forest goods for agricultural expansion, livestock and other land users. Additionally, the compliance to international agreements such as international convention to combat desertification, change and other initiatives required to make reforms in the sector. To achieve this, effective mechanism for people's participation in community forest programme and improving the countries capacity of all major groups with an interest and a role to play in the conservation and management of forests and in meeting the demands for forest goods and services will be promoted and enhanced.

3.7 Donor community

The forest sector has been receiving financial support from the donor community for a long time. However there has been poor coordination within the sector particularly between the national priorities and the donor interests. The actions to address this problem are being worked out to resolve it. According to the new revised forest policy, consultations with development partners in the overall sectoral coordination of various activities will be strengthened. Integration of donor supported projects into the government machinery and planning cycles will be promoted.

3.8 Professional Associations

3.8.1 Tanzania association of foresters

It was inaugurated in 1979. The members comprises of forest related professionals.

The major objectives include:-

- To foster public interest in forestry.
- To form a forum for all engaged in forestry.
- To advance and promote the forestry profession and all aspects of forestry.
- To disseminate information relating to forestry to the nation and other forestry related institutions.
- To co-operate and liaise with other organizations in matters of mutual interest.

The field activities of the association are to support environment conservation through community based natural resources management and to participate in other conservation activities in collaboration with individuals, government, local community, institution and other NGOs.

3.9 Forest Distribution

Tanzania is endowed with vast forest resources. The country has 33.5 million hectares of forests and woodlands (Table 1).

Table 1: Forest Distribution by Area and Cover Type.

Type of forest	Area (000 hectares)	Percentage
Closed forests	1,400	4.18
Mangroves	115	0.34
Woodlands	31,985	95.48
Total	33,500	100.00
Used of forest land		

Net productive area	23,755	78.04
Unproductive area	9,745	21.96
Total	33,500	100.00
Legal status		
Forest reserves	13,059	38.98
Forest/woodlands within parks	2,000	5.97
Public forest lands	18,441	55.05
Total	33,500	100.00

The Forestry and Beekeeping Division is responsible for administering a total of 13 million hectares of forest reserves and 20.2 million hectares of unreserved forest resources in general lands. These forests contain many potential wood and non-wood products and a number of outstanding scenery sites.

3.10 Forest plantations.

Tanzania has 16 plantations covering a total planted area of 80,000 hectares. Tree species planted include: Pinus Patula, Pinus caribaea, Pinus elliottii, Cuppressus lusitanica, Cedrela odorata, Tectona grandis, Terminalia spp, Podocarpus species, Juniperus procera and various Eucalyptus species. Most of these plantations are mature and ready for harvesting Table 2 presents a summary of the industrial forest plantation resources.

Table 2: Forest Plantations

S/NO	Plantation	Location	Major Species	Area (Ha)	Estimated Allowable cut) m3
1	Shume	Lushoto-Tanga	Pines, Cypress	3,388	54,209
2	Magamba	Lushoto-Tanga	Pines, Cypress, Cedar	523	8,368
3	Ukaguru	Kilosa, Morogoro	Pines	2,396	38,336

4	Rondo	Lindi	Teak, Pines	2,664	42,624
5	Matogoro	Songea Ruvuma	Pines	1,029	16,464

6	Kawetire	Mbeya	Pines	1,764	28,224
7	Kiwira	Mbeya	Pines	2,627	42,032
8	Rubare	Kagera	Pines	285	
9	Rubya	Ukerewe, Mwanza	Pines	1,816	29,056
10	Buhindi	Mwanza	Pines	3,206	51,296
11	Meru	Arusha	Cypress, Pines, Eucalyptus	6,885	110,160
12	West Kilimanjaro	Kilimanjaro	Pines, Cypress	4,653	74,448
13	North Kilimanjaro	Kilimanjaro	Pines, Cypress	5,588	89,409
14	Longuza	Muheza, Tanga	Teak, Terminalia	1,746	27,936
15	Sao Hill	Mufindi, Iringa	Pines, Eucalyptus	40,529	648,464
16	Mtibwa	Turiani, Morogoro	Teak, Cedrela	1,773	28,369
	Total			80,508	1,288,128

3.11 Natural forests

This forests have numerous valuable indigenous tree species suitable for industrial wood production such as *Dalbergia melanoxylon* (E.A. Blackwood), *Pterocarpus angolensis* (mninga), *Khaya anthotheca* (African mahogany), *paurosa* ect. These species are suitable for Construction timber, joinery, and furniture production, carving, flooring and general purpose construction wood. Soft wood and hardwood plantations offer good opportunities to invest in establishment of wood based industries, which may include:

- Sawmilling (saw wood) industry
- Plywood
- Chipboard (Particle board) factories
- Fibreboard (Hard boards) manufacturing plants
- Furniture and joinery woodwork
- Prefabricated structures and other industrial wood use
- Pulp and paper industries.

The government encourages trading of manufactured and semi- manufactured wood products. With the exception of Teak (*Tectona grandis*) and *Paurosa* (*Swartzia madagascarensis*), export of round logs is prohibited. Other wood products that are also allowed for export include; flooring strips, Clarinet sets, scotish pipes, wood carvings, doors, windows and Zanzibar chest.

3.12 Non- Wood Forest Products

The high biodiversity of Tanzania's natural forests offers a wide range of non-wood products such as:

- Gum arabic from *Acacia Senegal*
- The natural forests have many plants, which can produce dyes.
- The forests have many useful medicinal plants such as *Balanites aegyptiaca*, *Azadirachta indica* ect.
- The forests are a source of food. They harbour numerous species of mushrooms that have high nutrition value. Mushrooms have a very good domestic market.
- The forests have useful fruit trees such as *Uapaka Kirkiana*, *Vangueria infausta*, *Syzigium* species and *Tamarindus indica* just to mention a few. Fruits from these trees are delicious and have a good domestic market. *Sclerocarya birrea* (marula) is popular for making an internationally recognized liqueur (Amalura drink), which is sold in many departmental stores in Southern Africa. One can also make juices and jams from the fruit. The nuts have high protein – rich oil.

Fruits of *Adansonia digitata* are rich in vitamin C while leaves for the species, used for soups and sauces, are rich in vitamin A.

- Neem can be used for the production of insecticides for controlling agricultural pests.
- Some of the tree species have leaves that can be used for the production of beautiful mats that can be sold on the local and export markets.
- Sandal woods (*Osyris compressa*) are famous for the perfume industry and have a high demand on the export market.
- *Trichilia emetic*, seed has potential for the manufacture of Soap.

This wide range of non-wood products from the forests offers investors many options for investing in the forest sub sector.

3.13 Eco-tourism

The natural forests in Tanzania have a variety of scenic areas which are suitable for eco tourism, and development of recreational sites. Some of the sites are in mountain rain forests, coastal and riverine forests. Investors could develop recreational facilities such as lodges and hotels in exclusive natural environments.

The Eastern Arc Mountains which range from North Pare, The Usambaras, Uluguru and Udzungwa mountains and mangrove forests in Mtwara, Lindi, Coast and Tanga regions are potential sites for eco-tourism.

3.14 Sale of plants

As indicated earlier, Tanzania is endowed with high biodiversity. The natural forests have many different endemic plants which have high value on the export market. The East African Violet (*Saint Paulia*) for instance has commanded the flower market in Europe. Sale of plants is an area, which is yet to be fully exploited.

3.15 Trading conditions and licence procedures

The Government of Tanzania has simplified procedures for trading in wood and wood products to encourage trading in these products. In order to facilitate trading in wood and wood products, the procedures to be followed by investors and traders who wish to engage in the trade are as follows:

3.16 Trade in wood and wood products within the country

Traders in wood and wood products are expected to register with the Ministry of Natural Resources and Tourism. Any trader is expected to have a trading business licence and an Income tax Clearance certificate from Tanzania Revenue Authority. Where one has to enter into a forest reserve and fell/remove timber from the forests, it is necessary to have a licence to fell and remove timber and any other wood products from the forests from relevant forest authorities. Timber and wood products harvested from the forests must be certified by a forestry official and marked with a hammer (for the case of timber) before they are removed from the forest. The trader needs to obtain a transit pass, which allows them to move the products from the forest to the market.

3.17 Trade in wood and wood products outside the country.

Before one engages in trade on wood and wood products on the export market, it is necessary to do the following:

- Complete export forms and attach the following documents;
 - Copy of registration certificate for his or her company
 - Business licence
 - Income tax Clearance
 - An order from Importer
 - Produce evidence of Export returns for previous years
 - Be registered by the Ministry responsible for Natural Resources and Tourism.

- Obtain approval for export (each year)

- Prepare Invoice, Pay for grading certificate and for export permit issued by the ministry of natural resources and tourism

3.18 Incentives for Investors in Forestry Sector:

- Monetary incentives

Corporate tax	30%
Custom duty on capital goods	0%
Value Added Tax on capital goods	0%

Capital allowance deduction in the years of income 50% with indefinite loss carry-forward period

Withholding tax on dividends	10%
Withholding tax on interest	0%

Free repatriation of earned income, profits and dividends

➤ Land lease/concession

Investment in forestry is a long-term undertaking. Consequently the National Forests ordinance provides for long-term land lease/concession to those who wish to invest in the sub sector.

➤ Immigration quotas

Any business enterprise granted a certificate of Incentives is entitled, by law, to an initial maximum immigration quota of up to 5 people during the start up period. A request for additional experts can be considered upon presentation of a request to the Executive Director for Tanzania Investment Centre (TIC).

- Visas are issued at points of entry to Tanzania
- Multiple entry visas to Tanzania are provided to investors on request and where there is evidence that it is necessary to make frequent visits to Tanzania.

4.0 MARKETING ASPECTS

4.1 Project Background

With Tanzania's modernization, accelerated urbanization, as well as new technologies, new materials emerging field of domestic building materials are facing unprecedented change. Security doors as a new type of building materials and structure, its light weight, easy installation, safety and environmental protection, plasticity advantages, more and more builder and mechanical strength, thermal a series of important functions. Meanwhile, the launch of the company's new steel doors, greatly promote the saving of the forest wood, maintenance of ecological balance greatly for tanzania forest coverage contribute to.

Meanwhile, steel doors as a new type of building materials and structure, sound insulation, anti-theft, shade and weather resistance, The advent of new products to fill the domestic blank Tanzania; the demand for building materials in Tanzania is still in a phase of sustained growth, the building materials industry is still very promising industries.

During this period, Tanzania's building materials industry will be the areas of focus of the comprehensive utilization of resources and the focus of the development of recycling economy pilots and users of all ages, the range of applications is growing widely.

From a technical perspective, steel doors bear the water tightness, air tightness, wind pressure, machinery sectors, replaced with advanced industrial technology behind the production of industrial structure adjustment and development is still the mainstream of the development of Tanzania's building materials industry.

Behalf of the regional cultural landscape architect in the hands of design elements, and also the homeowner to display a symbol of his personality, the steel security door is the channel of exchange of people and the environment, and create a private living space.

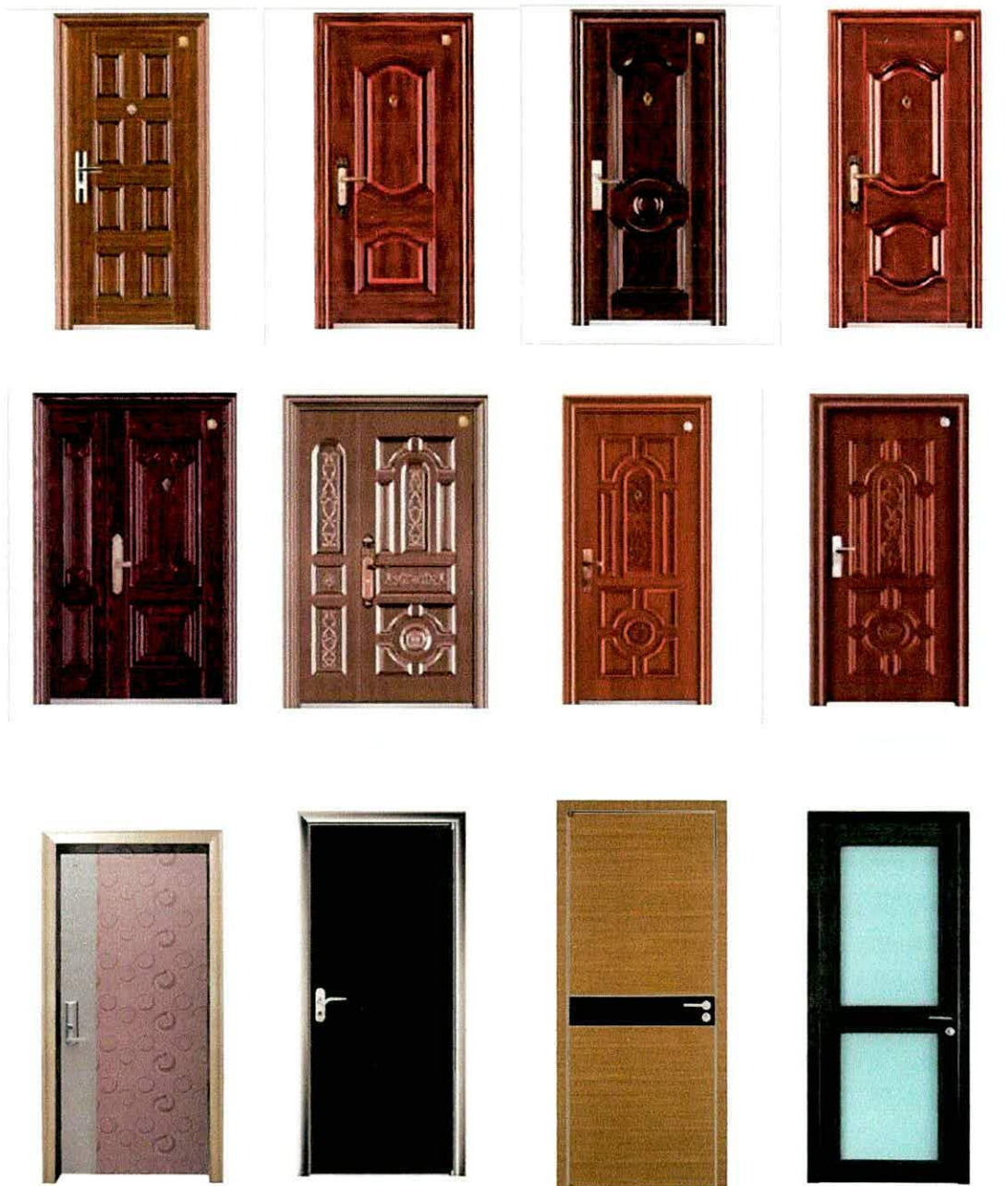
Building saving environment-friendly enterprises, vigorously develop the circular economy, will be the direction of development of the whole industry; high energy consumption, polluting building materials enterprises is to accelerate the transition to a resource-saving and environment-friendly enterprises.

Tanzania counties and cities in recent years, urban infrastructure and constantly improve the accelerating pace of urban construction, followed by the building materials market is growing prosperity. Market capacity needs building materials manufacturers supply seize the building materials in order to meet the rapidly growing demand of the building materials market in Tanzania, Hanson (Tanzania) Limited

company product security door products will be more widely used. The country vigorously support the promotion of a rare opportunity, the proposed investment in the construction of the 100,000's security doors.

4.2 The products

The main purpose of the business is to establish the factory for manufacturing steel doors series and related products for supplying in Tanzania as well as export markets. The project will produce various items such **metal door series**、**ecological door series**、**aluminum door series**、**stainless steel doors series**、and **Integrated door** products.



M/s Hanson (Tanzania) Limited will import high quality machines and new technology to manufacture steel doors and related products to meet the ever increasing demand in Tanzania. The company will have the best customer service equipped with computer facilities and up to date customer records. New skills of business to commensurate with international standards and business in global area will be adopted and implemented by the company.

4.3 Target Markets

The Company is targeting the doors market in Dar es Salaam and other regions of Tanzania, and exports to the East African Community market. Construction of houses has been growing rapidly in the past five years in the country. The new housing and urban settlement strategy adopted by the government and world policy on settlement will push the market size in the emerging markets beyond expectations. The current demand for quality furniture has not yet been fulfilled due to small number of manufactures of quality products, amount of capital required and lack of business orientation by most of Tanzanians business men. This is considered as an opportunity which the company expects to exploit.

The products will be promoted through various advertising media including use of use internet, televisions, magazines, news papers, T- shirts and outdoor as a platform for advertising and promotion. Dar es Salaam is having many advertising media which are disseminating information to customers

5.0 MANGEMENT AND MANPOWER REQUIREMENTS

5.1 Management

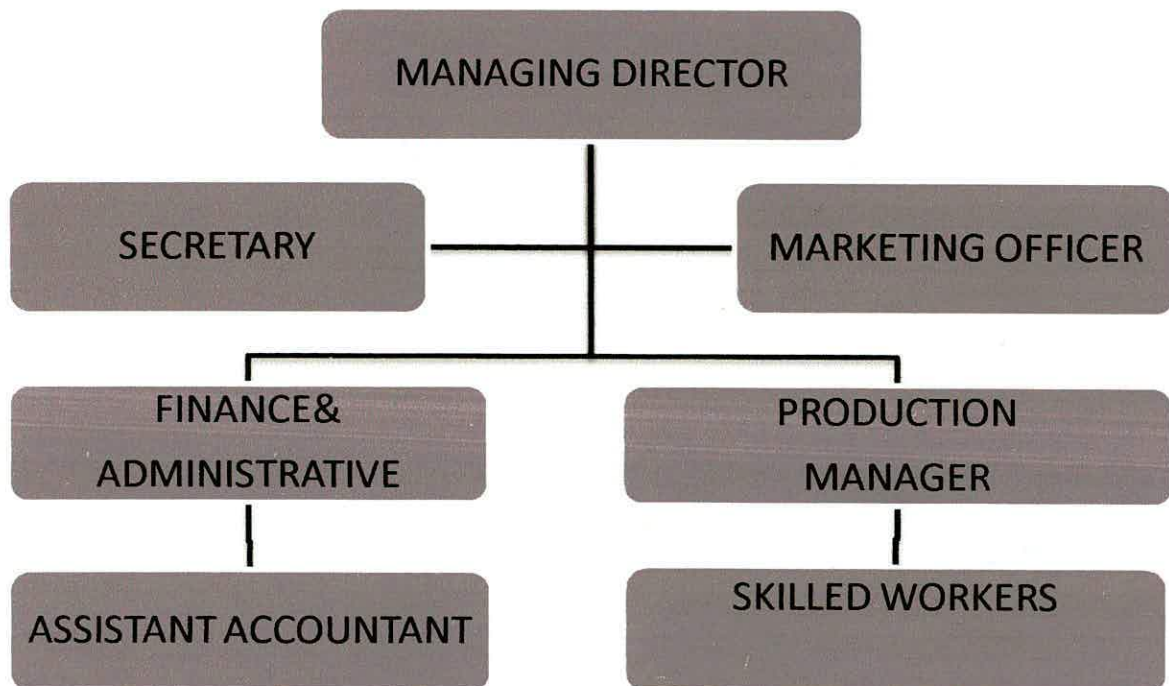
The company will be managed through the Board of Directors which is responsible for the formulation of the company policies. The Board of directors consists of the shareholders of the company.

The day to day operations of M/s Hanson (Tanzania) Limited will be under the managing Director who will appointed by the Board of Directors.

Below the Managing Director there will be three functional managers namely; finance & administration manager, marketing manager, and production manager. These are to be supported by well trained and experienced officers and support staffs. As

mentioned earlier the Marketing Department will be handled by the Managing Director during initial stages of project implementation.

The company believes that under this management team, the company will grow steadily and gain enough exposure and profits to expand its factory in the near future



5.2 Manpower Requirements

The company believes in keeping on board only the very essential manpower strength, to develop it into a highly motivated team for the best and efficient operations of the company

The management team will be supported by a team of 35 permanent staff in various capacities. Labour force requirement will be among the major cost item for this project.

6.0 ASPECTS OF PROJECT SUSTAINABILITY

The project sponsors M/s Hanson (Tanzania) Limited are confident that this project is sustainable having studied:

- 6.1** Weather conditions and the infrastructure in Tanzania for quite sometimes now are convinced that the project will be able to operate undisturbed
- 6.2** The high demand for quality doors and related products within and outside the region gives them assurance of a steady market.
- 6.3** The peace and tranquility that exist in Tanzania is another aspect of assured business sustainability.
- 6.4** The monitoring and evaluation tools that have been successful elsewhere, will be applied in the country as well, the project sponsors are determined to cooperate fully with the government and other stakeholders for smooth business running.

The promoters believe that this project is sustainable and should be executed as planned. They believe that Government Policy in attracting and supporting investment will be an important boost in making this project a success.

7.0 FINANCIAL ANALYSIS

7.1 Revenue and Profitability.

Project financial evaluation shows attractive profits which are realized right from the first year of the project. Net profit is projected to increase from \$ 6,412 in year 1 to \$ 20,766 in year 5. This is based on the assumption that the project will be granted tax exemption on capital goods.

1 st Year	6,412.00
2 nd Year	11,307.00
3 rd Year	14,736.00
4 th Year	18,127.00
5 th Year	20,766.00

7.2 Projected Cash flows:

The projected cash flow of the project reveals a health financial position throughout the 5 years under projection.

Cash flow at the end of the year increases from \$ 164,660 in year 1 to \$ 633,807 in year 5. However, accumulated amounts would be available

for re-investment into the project as may be found convenient by the directors

1 st Year	164,660.00
2 nd Year	275,729.00
3 rd Year	391,167.00
4 th Year	510,895.00
5 th Year	633,807.00

8.0 ECONOMIC ASPECTS

Implementation of this project will have the following social and economic values:

- 8.1 **Steel Doors** manufacturing will tremendously add value to locally produced metal and Save the use of timber resources, special for forest resources growing lack of epoch-making significance
- 8.2 The project will involve transfer of technology in steel doors manufacturing industry.
- 8.3 The project will create employment to 35 people on permanent and many others on indirectly/temporary/need bases basis.

- 8.4** It will create more business opportunities to local suppliers of steel, which will also have a trickle down in related forestry industries.
- 8.5** It will generate substantial revenue to the government in the form of corporate tax and value added tax.
- 8.6** The project will earn substantial amounts of foreign exchange

9.0 CONCLUSION AND RECOMMENDATIONS

M/s Hanson (Tanzania) Limited proposes to establish Steel doors manufacturing project to be based in Dar es Salaam. The company will acquire new and modern machinery and new Technology from overseas for the envisaged project

The foregoing discussion above has highlighted on the social, economic and financial dimensions of the envisaged project. The project is technically feasible, financially and economically viable and environmentally friendly.

A fast implementation of the project is highly recommended and called for to avoid cost overruns and be able to realize the benefits outlined above; this is especially at this juncture when the Government is strongly encouraging investments

It is also recommended that the project be approved by Tanzania Investment Centre and be granted with TIC Certificate of Incentives with its associated privileges and benefits as provided for under the Tanzania Investment Act, 1997 to facilitate smooth implementation of the project.

Financial statement

&

Other schedules

HANSON (TANZANIA). LTD						
PROJECTED INCOME & EXPENDITURE STATEMENT						
		YR 1 USD	YR 2 USD	YR 3 USD	YR 4 USD	YR 5 USD
Sales Revenue		504,000	529,200	555,660	583,443	612,615
Cost of Sales		100,800	105,840	111,132	116,689	122,523
Gross Profit		403,200	423,360	444,528	466,754	490,092
Operating Expenses:						
Administrative Expenses:		35,280	37,044	40,748	44,823	49,306
Motor Vehicle running expenses		36,000	37,800	39,690	41,675	43,758
Salaries and wages		162,600	170,730	179,267	188,230	197,764
Pension contribution		16,260	17,073	17,927	18,823	19,764
Depreciation		105,500	105,500	105,500	105,500	105,500
Marketing Costs		10,080	10,584	11,642	12,807	14,087
Utility costs		9,720	10,206	10,716	11,252	11,815
Insurance		12,600	11,970	11,372	10,803	10,263
Communication		6,000	6,300	6,615	6,946	8,293
Total Expenses		394,040	407,207	423,477	440,858	460,427
Profit before Tax		9,160	16,153	21,051	25,896	29,665
Tax (30%)		2,748	4,846	6,315	7,769	8,900
Profit Tax		6,412	11,307	14,736	18,127	20,766

HANSON (TANZANIA) LIMITED						
PROJECTED BALANCE SHEET						
		YR 1 USD	YR 2 USD	YR 3 USD	YR 4 USD	YR 5 USD
Fixed Assets						
Long-term Assets		1,035,000	929,500	824,000	718,000	613,000
Depreciation		105,500	105,500	105,500	105,500	105,500
Total Long-term Assets		929,500	824,000	718,500	613,000	507,500
Current Assets						
Cash		164,660	275,729	391,167	510,895	633,807
Accounts Receivable		89,348	95,692	101,124	105,690	109,743
Total Current Assets		254,008	371,421	492,291	616,585	743,551
Total Assets		1,183,508	1,195,421	1,210,791	1,229,585	1,251,051
Current Liabilities						
Accounts Payable		4,032	4,234	4,445	4,668	4,901
Other Current Liabilities		8,064	8,467	8,891	9,335	9,802
Subtotal Current Liabilities		12,096	12,701	13,336	14,003	14,703
Long-term Liabilities						
Long-term Liabilities						
Total Liabilities		12,096	12,701	13,336	14,003	14,703
Net Assets		1,171,412	1,182,720	1,197,456	1,215,583	1,236,349
Capital and Reserves						
Owners Contribution		1,165,000	1,165,000	1,165,000	1,165,000	1,165,000
Retained Earnings		6,412	17,720	32,456	50,583	71,349
Total Capital		1,171,412	1,182,720	1,197,456	1,215,583	1,236,349

HANSON (TANZANIA) LIMITED						
PROJECTED CASHFLOW						
		YR 1	YR 2	YR 3	YR 4	YR 5
		USD	USD	USD	USD	USD
CASHFLOW FROM OPERATIONS:						
Cash Sales		413,280	423,360	444,528	466,754	490,092
VAT Receipt		100,800	105,840	111,132	116,689	122,523
Subtotal Cash Received		514,080	529,200	555,660	583,443	612,615
Expenditures from Operations:						
Purchases		90,720	95,256	100,019	105,020	110,271
Additional Cash Spent		288,540	301,707	317,977	335,358	354,927
VAT payments		20,160	21,168	22,226	23,338	24,505
Subtotal Cash Payment		399,420	418,131	440,222	463,715	489,702
CASH FROM OPERATIONS		114,660	111,069	115,438	119,728	122,913
CASH FLOW FROM INVESTMENTS:						
Purchase of Assets		-				
		1,035,000				
Working capital and pre expenses		-				
		80,000				
CASH FLOW FROM INVESTMENTS:		-	-	-	-	-
		1,115,000				
CASH FLOW FROM FINANCING:						
Owners Equity Contribution		1,165,000				
CASH FLOW FROM FINANCING		1,165,000	-	-	-	-
NET CASHFLOW FOR PERIOD		164,660	111,069	115,438	119,728	122,913
CASHFLOW AT STAR OF YEAR		-	164,660	275,729	391,167	510,895
CASHFLOW AT THE END OF YEAR		164,660	275,729	391,167	510,895	633,807

HANSON (TANZANIA) LIMITED						
SCHEDULES AND GRAPHS						
SCHEDULE 1						
REVENUE PROJECTION						
PRODUCTS	YR 1 USD	YR 2 USD	YR 3 USD	YR 4 USD	YR 5 USD	
Steel doors Sales	504,000.00	529,200.00	555,660.00	583,443.00	612,615.15	
	504,000.00	529,200.00	555,660.00	583,443.00	612,615.15	

SCHEDULE 2						
OTHER OPERATING COSTS						
OTHER OPERATING COST	YR 1 USD	YR 2 USD	YR 3 USD	YR 4 USD	YR 5 USD	
Motor vehicle running expenses	36,000	37,800	39,690	41,675	43,758	
Salaries and wages	162,600	170,730	179,267	188,230	197,641	
Pension contribution	16,260	17,073	17,927	18,823	19,764	
Depreciation	105,500	105,500	105,500	105,500	105,500	
Administrative expenses	35,280	37,044	40,748	44,823	49,306	
Marketing Costs	10,080	10,584	11,642	12,807	14,087	
Utility costs	9,720	10,206	10,716	11,252	11,815	
Insurance	12,600	11,970	11,372	10,803	10,263	
Communication	6,000	6,300	6,615	6,946	7,293	
Total costs	394,040	407,207	423,477	440,858	459,427	

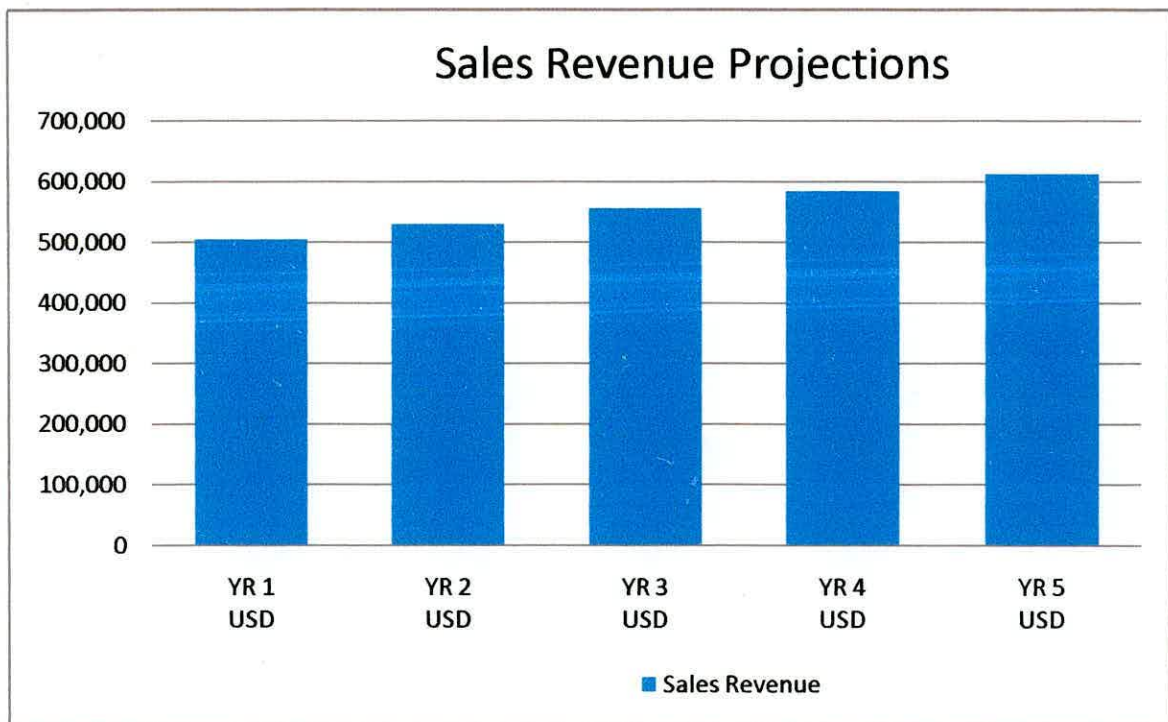
SCHEDULE 3

COST STRUCTURE					
PARTICULAR		AMOUNT USD			
Land and Buildings		100,000			
Plant, Property & Equipment		800,000			
Motor Vehicles		115,000			
Furniture & Fixtures		20,000			
Pre exp		30,000			
Others		50,000			
Working Capital		50,000			
TOTAL		1,165,000			
SCHEDULE 4					
FIXED ASSETS SCHEDULE					
NAME OF ASSETS	YR 1 USD	YR 2 USD	YR 3 USD	YR 4 USD	YR 5 USD
Land and Building	100,000	90,000	80,000	70,000	60,000
Machinery, tools & Equipment	800,000	720,000	640,000	560,000	480,000
Motor Vehicles	115,000	103,500	92,000	80,500	69,000
Furniture & Fixtures	20,000	16,000	12,000	8,000	4,000
TOTAL	1,035,000	929,500	824,000	718,500	613,000
DEPRECIATION	YR 1 USD	YR 2 USD	YR 3 USD	YR 4 USD	YR 5 USD
Land and Buildings	10,000	10,000	10,000	10,000	10,000
Plant, Property & Equipment	80,000	80,000	80,000	80,000	80,000
Motor Vehicles	11,500	11,500	11,500	11,500	11,500
Furniture & Fixtures	4,000	4,000	4,000	4,000	4,000
ANNUAL DEPRECIATION	105,500	105,500	105,500	105,500	105,500
CLOSING FIXED ASSETS	929,500	824,000	718,500	613,000	507,500

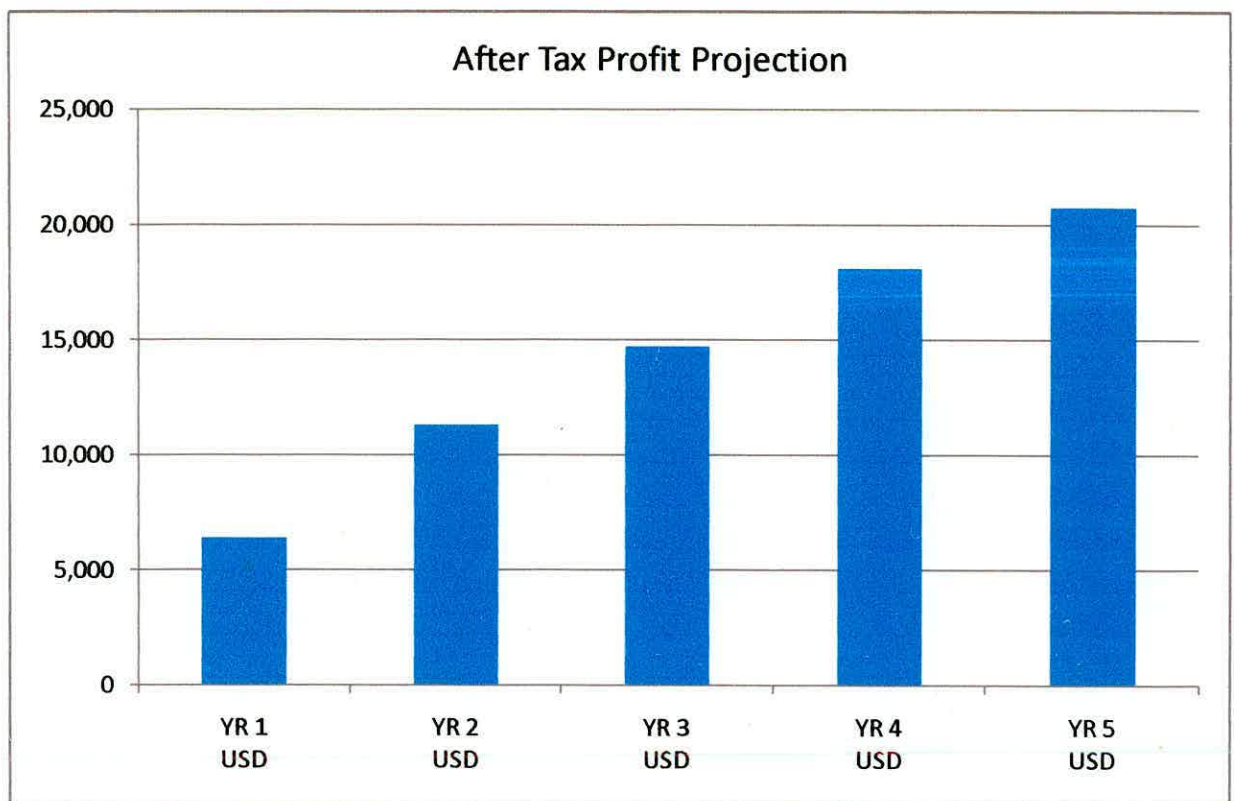
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SCHEDULE 5					
SALARIES & WAGES					
NO	DEPARTMENTS/DESIGNATION	NO.	SALARY PER MONTH	SUBTOTAL MONTHLY SALARY	ANNUAL GROSS SALARY
1	Managing Director	1	2000	2000	24,000
2	Finance and Administration Manager	1	1500	1500	18,000
3	Production & Marketing Manager	1	1500	1500	18,000
5	Marketing Officer	1	600	600	7,200
6	Assistant Accountant	1	600	600	7,200
7	Secretary	1	400	400	4,800
8	Skill workers	10	400	4000	48,000
9	Drivers	6	400	2400	28,800
10	Security Guards	2	200	400	4,800
11	Office Assistant	1	150	150	1,800
	TOTAL USD \$	25	7,750	13,550	162,600

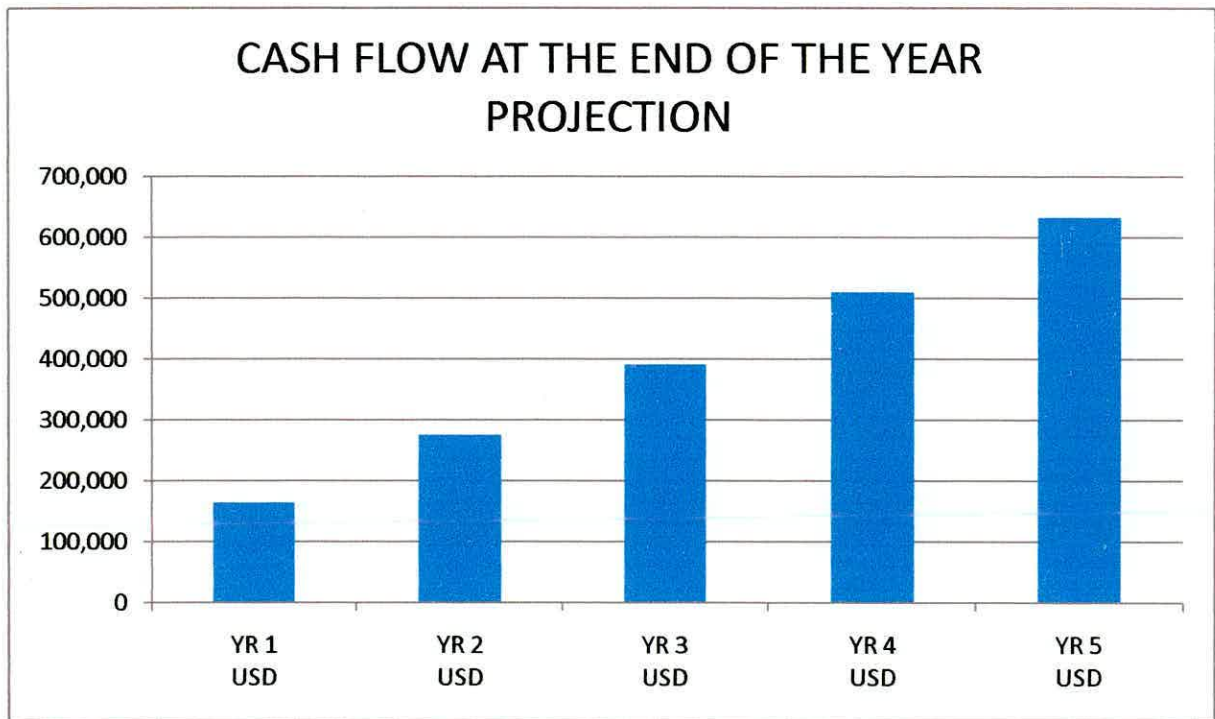
REVENUE PROJECTION					
	YR 1 USD	YR 2 USD	YR 3 USD	YR 4 USD	YR 5 USD
Sales Revenue	504,000	529,200	555,660	583,443	612,615



PROFIT PROJECTION					
	YR 1 USD	YR 2 USD	YR 3 USD	YR 4 USD	YR 5 USD
Profit After Tax	6,412	11,307	14,736	18,127	20,766



CASH FLOW PROJECTION					
	YR 1 USD	YR 2 USD	YR 3 USD	YR 4 USD	YR 5 USD
Cash Flow At The End Of The Year	164,660	275,729	391,167	510,895	633,807



THE COMPANIES ACT, 2002
COMPANY LIMITED BY SHARES

MEMORANDUM

AND

ARTICLES OF ASSOCIATION

OF

HANSON (TANZANIA) LIMITED

Incorporated thisday of.....2013

**DRAWN BY:
ZHENG JIAN QING
(SUBSCRIBER)
P.O. BOX 80380
DAR ES SALAAM.**

- (g) To carry on the business as fashion designers, production, manufacturers, sellers, marketers and dealers in all kinds of garments, cotton, silk, wooden, linen, rayon, tetron, tetrex, nylon and other synthetic fibre hamp, jute, yams, pampers, tissue papers, nappies, liners, bed sheets and all kinds of fibres manufactured from yarn spinning and weaving and generally manufacturers of all kinds of textiles goods, and articles manufactured thereon and other fibrous substance and the preparation of dyeing or colouring of any kind including all types of leather goods, belts, bags and other similar goods.
- (h) To carry on the business as traders, suppliers, general merchants, importers, exporters, stockists, wholesalers, retailers and dealers in all types of electronic and electrical goods, hardware, building materials, spare parts and maintenance, tyres, tubes, tools and accessories for all types of automotive, motor vehicles, agricultural machinery, implements, equipment of all kinds of industrial projects machinery and equipment, timber, fishing gears, paints, corrugated iron sheets, hinges, screws, iron mongery, all kinds of ready made garments and used clothes, all types of leather goods, tiles, shoes, bags and other similar goods.
- (i) To carry on the business of importers, exports, general merchants, general store-keepers, universal providers, wholesale and/or retail traders, dealers of weighing scales, inkjet technology, moisture analysis, lab equipment, solar technology, hardware, piece wood, paints, glassware, crockery, cutlery, ironmongery, turners and other household fittings and requirements, other articles and commodities of personal, household use and consumption provisions, textiles, groceries, medicines, drugs, wines spirits, liquors, chemical, surgical, option, photographic and other instruments, apparatus and materials, motor vehicles, automobiles and generally in all manufactured goods of all types and merchandise of all kinds.
- (j) To carry on business of general merchandise, general traders, traders in the wholesale and retail business of goods and merchandise of any description, size and magnitude general agents for local and overseas principals, manufacturing of goods, domestic goods, and all small scale industries establish trading outlets for all types of local and imported goods, engaged in the export of all types of merchandise and to generally carry out retail and wholesale business, import and export of all general merchandise.
- (k) To carry on all any of the wholesale and/or retail as gemstones merchants, jewelers and/or dealers in and/or buy, sell market import export and/or general deal in all or any kinds of gemstones precious and semi-precious stones, gold silver and precious metals of whatsoever kind or description.
- (l) To carry on the business of own land for planting, managing, harvesting marketing and processing timbers in Tanzania, importers, exporters, buying, selling, dealers in building materials, hardware, sanitary-ware, wall papers, roofing, tiles flooring tiles, supplying industrial equipment's agricultural implements and equipment's spares of every description, plumbers, decorators, steel fabrication, machine shop, nickel plating, electric plating, making steel windows, doors, frames and roof tresses.
- (m) To carry on the business as management consultants, marketing research consultants, East African trade consultants, business consultants, training consultants, investment advisers, analysts, researchers, business transfer agents and valuers, and to act as intermediaries in the introduction of sellers purchasers, partners and employees and or otherwise for the company or its clients in but not limited to every aspect of business development. To engage and to otherwise carry on the business as general dealers of IT installations. Configuration service and any other things which the company will deem fit to deal with.

- (n) To provide business development services and general management consultancy relating to provision of business support and technical expertise in the field of finance, marketing, information technology, project management and tourism management to corporate bodies, SMEs, institution, funds, trusts, individual persons and any other client in Tanzania and abroad.
- (o) To carry business of Fire fighting equipments and General Technical Services, Fumigation and General Supplies, and carry business of importers, exporters, general merchants, general store-keepers, universal, wholesale and/or retail traders, dealers of weighing scales, inkjet technology, moisture analysis, lab equipment, solar technology, piece wood, glassware, crockery, cutlery, tuners and other household fittings and requirements, other articles and commodities of personal, household use and consumption provisions, textiles, medicines, drugs, wines spirits, liquors, chemical surgical, optical, photographic and other instruments, apparatus.
- (p) To build, construct, alter, improve, enlarge, repair, maintain, develop, demolish, remove or replace and to work, manage, carry out or control works of all descriptions, including but not limited to offices, factories, mills, warehouses, shops, stores, garages and other buildings, roads, machinery and plants, which may, in the opinion of the Directors of the Company, be likely to advance directly or indirectly the Company's interests; to clear sites for the same; to contribute to, subsidies or otherwise assist in the building, construction, alternation, repair, improvement, enlargement, maintenance, development, demolition, removal, replacement, working, management, carrying out or control, to carry business of buying and selling building materials, Hardware's, electrical goods and household items.
- (q) To carry on all or any of the business of stationers, printers, lithographers, stereotypes, electrotypes, engravers, photographic, printer, photo lithographers, typesetting machines operators, die sinker, envelope makers, book binders, account book manufacturers, machine, rulers numerical printers, paper makers, paper baffles and account book makers, box makers, flax and box file makers, cardboard manufactures, type foundry, of dealers in playing, visiting, railways, festival invitation, dealers in or manufacturers or any other articles or things or character similar or analogous to the foregoing or any of them or connected therewith and to deal in the manufacture of and sell by wholesale or retail of school chalks, and secretarial services.
- (r) To carry on the business of clearing and forwarding agents, commission agents, transporters, freighters, haulers, customs bonded warehouse and godown keepers, cargo and travel agents, insurance agents, tourist agents, manufacturers' representatives, road contractors, cargo superintendents, packers, machinery haulage specialists, warehousemen, engineers, electricians, motor cars, cabs, omnibus, lorries, oil tank and coach proprietors and transporters, civil transport contractor and transporters by any means of conveyance of people and goods in Tanzania and the neighboring countries and in such other place or places as may from time to time determined by the company, engage in and or otherwise carry on the business as transporters and transport agents, freight forwarders.
- (s) To carry on the business of miners and mining in all their branches and for the said purpose to peg, purchase, take on lease, or exchange or otherwise acquire concessions, grants, easements, options, claims, properties, cassettes- and effects supposed to contain minerals, diamonds, or other precious stones, and any interest therein, and to explore, mine, work, excise develop and turn to account mines and mining rights and any undertaking connected therewith.

- (t) To carry on the business of export and or import of bird, carvings, artworks, woodworks, guiding aids, artistic and or demonstration tools, business promotion apparatus and or tools, wood and or timber products, forest produce, designers of arts and representations thereof, dealers in carvings of all kinds, types and description whatsoever.
- (u) To promote tourism in Tanzania and elsewhere in Africa, to carry on business of travel and tourist agents and tour operators, to promote facilitate traveling to organize hunting, tented-camps, fishing and diving expeditions, safari promoters and undertakers generally and in particular to arrange and manager hunting safaris, photo safaris adventure tours, fishing trips, handling of game trophies and animal skins, catching, harbouring, transporting, wildlife and marine products of all kind.
- (v) To carry on the business of big game hunter, trapping and collection of wild, live birds for sale and export within outside Tanzania, to sell, improved export, and imports, prepare, deal and trade in carvings, painting, curios, export, and provide game sanctuary facilities and to organize of safaris and expeditions. Discover, hunt, shoot, photograph, capture animals, birds, game and fish of all kinds including reptiles, marine products, pottery crafts, crustacean, salt, mangrove sea shells, groceries, vegetables, cereals goods, fruits and all allied products of every description.
- (w) To carry on the business as general food processors packers and suppliers, to be general suppliers of hard foods stuffs and agricultural crops, to be grain millers and food mixers to be general exporters of fresh fruits vegetables and flowers, to act as agents of buying and selling all kinds of motor vehicles, General supplies, buying and selling building hardware of every description, electrical appliances, lease.
- (x) To engage in and carry out the business of proprietors and managers of hotels, restaurants, cafes, road houses, motels, safari and holiday camps, caravan sites, guest houses, apartment housekeepers, refreshment and tea rooms, milk and snacks bars, tavern, beer house and lodging housekeepers and to provide food and catering services to individuals, private and public institutions and to industrial and business concerns.
- (y) To carry on all or any of the business of transport, carriage and haulage contractors, owners and charter of road vehicles, aircraft and ships and boats of every description and carriers of goods and passenger by road, rail, water or air and to establish, acquire, maintain and operate transport service of every description both public and private and all services ancillary thereto and for such purposes or as independent undertakings to purchase, take in exchange, charter, hire, build, contract or otherwise acquire and to own, operate, work, manage, maintain, repair, service and deal with and in road vehicles, aircraft and vessels of every supplies therefore and to conduct any such business within the country or any other state in Africa or Europe or Asia and or any other foreign country.
- (z) To establish, run, operate and provide all needed services to all kinds of industries. To establish and run all types of manufacturers and trading industries in building materials.
- (aa) To carry out the business of providing technical and allied services in the field of welding, metal fabrication, non destructive testing, quality assurances, and to provide consultancy in technical services, oil storage tank erections and all other businesses which can be carried out in connection to the above
- (bb) To purchase, take on lease and otherwise acquire for investment or resale any estate, land, buildings, easements and other rights and interests in immovable property or any tenure in Tanzania and elsewhere and to sell let or lease exchange or otherwise dispose of or grant rights over any immovable property, belong to the company.

- (cc) To purchase, take or lease or in exchange, hire or otherwise acquire and hold any state or interest in any lands buildings, casements, rights, licenses secret processes, machinery, plants, stock, in trade and real or personal property of any kind.
- (dd) To accept payment for any property or rights sold or otherwise disposed or dealt with by the company either in cash, by installment or otherwise or in fully or partly paid up shares of the company or corporation, with or without deferred or preferred or guaranteed rights.
- (ee) To carry any other trade or business whatever which can in the opinion of the Board of Directors be advantageously carried on by the Company in connection with the above business or the general business of the company.
- (ff) To act as agents for the sale and purchase of any stocks shares or securities or for any other monetary or mercantile transactions.
- (gg) To act as executors and trustees of wills and settlements made by customers and others and undertake and execute trusts of all kinds.
- (hh) To do all or any of the above things in any part of the world and either as principals, agents, trustees, contractors or otherwise, and either alone or in conjunction with others and either or through agents, sub-contractors, trustees and otherwise.
- (ii) To remunerate any person, firm or company rendering services to this company, whether by cash payments or by allotment to him or them of shares or securities of the Company credited and paid in full or in part, otherwise.
- (jj) To accept for safe custody and keep for customers of the company all kinds of securities valuables and things.
- (kk) To lend money on any terms that may thought fit, and particularly to customers or other person or corporations having dealing with societies and to give any guarantees that may be expedient.
- (ll) To advance money to shareholders in the company, and other to the purpose of enabling the person borrowing the same erect or purchase, or enlarge or repair any house or building or to purchase the fee simple or any less estate or interest in, or to take a demise for any term or terms of years of any freehold or leasehold property upon such terms and conditions as the company may think fit.
- (mm) To invest and deal with the moneys of the Company not immediately required, upon such securities and in such manner as may from time to time be determined.
- (nn) To distribute among the members in pieces any property of the company, or any proceeds of sale or disposal of any property of the company.
- (oo) To draw, make, accept, endorse, discount execute and issue promissory notes, bills of lading, warrants, debentures and negotiable or transferable instruments.
- (pp) To act as agents or brokers, and as trustees for any person firm or company, and to undertake and perform sub-contracts and also to act in any other business of the company through or by means of agents, brokers, sub-contractors or others.

- (qq) To take or otherwise and hold shares in any other company having objects altogether or in part similar to this company, or carrying on any business capable of being conducted so as directly or indirectly to benefit the company.
- (rr) To transact or carry on all kinds of Agency business and in particular in relation to the investment of money, the sale of property, and the collection and receipt of money.
- (ss) To do all other things as may be deemed incidental or conducive to the entertainment of the objects or any of them.

And it is hereby declared that:-



The word "company" in this clause, except where used in reference to this Company, shall be deemed to include any partnership or other body of persons, whether corporate or incorporate, and whether domiciled in the United Republic of Tanzania or elsewhere.

The object specified in each of the paragraphs of the paragraph of this clause shall be regarded as independent objects, and accordingly shall in no way be limited or restricted (except where otherwise expressed in such paragraphs) by reference to or inference from the terms of any other paragraph of the name of the Company but may be carried out in as full and ample a manner and construed in as wide a sense as if each of the said paragraph define the objects of the separate and distinct compound.

That the meaning of any general word or words in any paragraph of this clause shall not be restricted by being construed ejusdem generis with any particular word or words in the same paragraph.

4. The Liability of the Members is Limited.
5. The capital of the Company is Shillings 500,000,000/= divided into 1,000 shares of Shillings 500,000/= each. The Company shall have powers to increase its capital and to divide the shares in its capital for the time being into several classes of stock or shares and to attach thereto respectively such preferential, deferred or special rights, privileges, or conditions as may be determined by or in accordance with the Articles of Association of the Company.

We, the several persons whose names and addresses are subscribed, are desirous of being formed into a company, in pursuance of this Memorandum of Association, and we respectively agree to take the number of shares in the capital of the Company set opposite our respective names.

NAMES, ADDRESSES, AND DESCRIPTION OF SUBSCRIBERS	NUMBER OF SHARES TAKEN	SIGNATURE
ZHENG JIAN QING P.O. BOX 80380 DAR ES SALAAM	600	
ZHENG WEN BIN P.O. BOX 80380 DAR ES SALAAM	400	

Dated at Dfm this 23 day of Jan 2013

Witness to the above signatures:-

Name : _____
 Signature : _____
 Postal Address : _____
 Qualification : _____

P. G. Chuwa


CERTIFIED TRUE COPY
 OF THE ORIGINAL


 MARGARET RINGO
 ADVOCATE NOTARY PUBLIC &
 COMMISSIONER FOR OATHS.
 P. O. Box 5127- DAR-ES-SALAAM

THE COMPANIES ACT, 2002
COMPANY LIMITED BY SHARES
ARTICLES OF ASSOCIATION
OF
HANSON (TANZANIA) LIMITED

INTERPRETATION

1. In these articles:-

"the Act" means the Companies Act;

"the articles" means the articles of the company;

"clear days" in relation to the period of a notice means that period excluding the day when the notice is given or deemed to be given and the day for which it is given or on which it is to take effect;

"the seal" means the Common Seal of the Company;

"Secretary" shall mean any person appointed to perform the duties of Secretary of the Company;

Expressions referring to writing shall, unless the contrary intention appears, be construed as including references to printing, lithography, photograph, and other modes of representing or reproducing words in a visible form.

Unless the context otherwise requires, words or expressions contained in these articles shall bear the same meaning as in the Act or any statutory modification thereof in force at the date at which these articles become binding on the company.

PRIVATE COMPANY

2. The company is a Private Company and accordingly:-

- (a) The right to transfer shares is restricted in manner hereinafter prescribed.
- (b) The number of members of the company (exclusive of persons who are in the employment of the company and persons who have been formerly in the employment to be the member of the company, where while in such employment to be the member of the company) is limited to fifty, provided that where two or more persons hold one or more shares in the company jointly they shall for the purpose of this regulation be tested as a single member.
- (c) Any invitation to the public to subscribe for any shares or debentures of the Company is prohibited.
- (d) The company shall not have power to issue share warrants to bearer.

CERTIFIED TRUE COPY
OF THE ORIGINAL

8



MARGARET RINGO
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127- DAR-ES-SALAAM

TANZANIA
Stamp Duty Shs. 5000/-
PAID ON ORIGINAL
Receipt No. 31357-23/01/2013
Stamp Duty Officer

TANZANIA
Stamp Duty Shs. 2500/-
Receipt No. 31358-23/01/2013
Asst. Registrar of Companies

MEMBERS

3. The number of members with which the company proposes to be registered is two but the directors may from time to time register an increase of members.
4. The subscribers to the memorandum of association and such other persons as the directors shall admit to membership shall be members of the company.

GENERAL MEETINGS

5. The Company shall in each year hold a general meeting as its annual general meeting in addition to any other meetings in that year, and shall specify the meeting as such in the notice calling it; and not more than fifteen months shall elapse between the date of one annual general meeting of the company and that of the next.

Provided that so long as the company holds its first annual general meeting within eighteen months of its incorporation, it need not hold it in the year of its incorporation or in the following year. The annual general meeting shall be held at such time and place, as the directors shall appoint.

6. All general meetings other than annual general meetings shall be called extraordinary general meetings.
7. The directors may, whenever they think fit, convene an extraordinary general meeting, and extraordinary general meetings shall also be convened on such requisition, or in default, may be convened by such requisitionists, as provided by section 133 of the Act. If at any time there are not within the Tanzania sufficient directors capable of acting to form a quorum, any director or any two members of the company may convene an extraordinary general meeting in the same manner as nearly as possible as that in which meeting may be convened by the directors.

NOTICE OF GENERAL MEETINGS

8. Every general meeting shall be called by twenty-one clear days' notice in writing at the least. The notice shall specify the place, the day and hour of meeting and, in case of special business, the general nature of that business:

Provided that a meeting of the company shall, notwithstanding that it is called by shorter notice than that specified in this article be deemed to have been duly called if it so agreed:-

- (a) in the case of a meeting called as the annual general meeting, by all the members entitled to attend and vote thereat; and
 - (b) in the case of any other meeting, by a majority in number of the members having a right to attend and vote at the meeting, being a majority together representation not less than ninety – five percent of the total voting rights at that meeting of all the members.
9. Subject to the provisions of the articles, the notice shall be given to all the members, to all persons entitled to a share in consequence of the death or bankruptcy of a member and to the directors and auditors. The accidental omission to give notice of a meeting to, or the non receipt to notice of a meeting by, any person entitled to receive notice shall not invalidate the proceedings at that meeting.

PROCEEDINGS AT GENERAL MEETINGS

10. All business shall be deemed special that is transacted at an extraordinary general meeting, and also all that is transacted at an annual general meeting, with the exception of declaring a dividend, the consideration of the accounts, balance sheets, and the reports of the directors and auditors, the election in the place of those retiring and the appointment of, and the fixing of the remuneration of the auditors.
11. No business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business; two persons, entitled to vote on the business to be transacted, each being a member or a proxy for a member or a duly authorized representative of a corporation, shall be a quorum.
12. If within half an hour from the time appointed for the meeting quorum is not present, or if during the course of a meeting a quorum is not present, the meeting shall stand adjourned to the same day in the next week, at the same time and place, or to such other day and at such other time and place as the directors may determine.
13. The Chairman, if any, of the board of directors or in his absence some other director nominated by the directors shall preside as chairman of the general meeting, but if neither the chairman nor such other director (if any) be present within fifteen minutes after the time appointed for the holding of the meeting and willing to act, the directors present shall elect one of their members to be chairman of the meeting and, if there is only one director and willing to act, he shall be chairman.
14. If at any meeting no director is willing to act as chairman or if no director is present within fifteen minutes after the time appointed for holding the meeting, the members present shall choose one of their members to be a chairman of the meeting.
15. The Chairman may, with the consent of any meeting at which a quorum is present (and shall if so directed by the meeting), adjourn the meeting from time to time and from place to place, but no business shall be transacted at any adjourned meeting other than the business which might properly have been transacted at the meeting had the adjournment not taken place. When a meeting is adjourned for fourteen days or more, at least seven clear days notice of the adjourned meeting shall be given specifying the time and place of the meeting and the general nature of the business to be transacted. Save as aforesaid it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.
16. At any general meeting a resolution put to the vote of the meeting shall be decided on a show of hands unless a poll is (before or on the declaration of the result of the show of hands demand:-
 - (a) by the chairman; or
 - (b) by at least (three) members present in person or by proxy; or
 - (c) by any member or members present in person or by proxy and representing not less than one – tenth of the total voting rights of all the members having the right to vote at the meeting.

Unless a poll be so demanded a declaration by the chairman that a resolution has on a show of hands been carried or carried unanimously, or by a particular majority, or lost and an entry to the effect in the book containing the minutes of proceedings of the company shall be conclusive evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against such resolution.

The demand for a poll may, before the poll is taken, be withdrawn

17. Except as provided in article 18, if a poll is duly demand it shall be taken in such manner as the chairman directs, and the result of the poll shall be deemed to be the resolution of the meeting at which the poll was demand.
18. In the case of an equality of votes, whether on a show of hands or on a poll, the chairman of the meeting shall be entitled to a second or casting vote.
19. A poll demanded on the election of a chairman, or on a question of adjournment, shall be taken immediately. A poll demanded on any other question shall be taken either immediately or at such time as the chairman of the meeting directs, and any business other than upon which a poll has been demanded may be proceeded with pending the taking of the poll.
20. A resolution in writing executed by or on behalf of each member who would have been entitled to vote upon it if it had been proposed at a general meeting at which he was present shall have effect as if it had been passed at a general meeting duly convened and held, and consist of several instruments in the like form each executed by or on behalf of one or more member.

VOTE OF MEMBERS

21. Every member shall have one vote.
22. A member in respect of whose estate a manager has been appointed under section 26 of the Mental Diseases Ordinance, may vote, whether on a show of hands or on a poll, by his said manager, and any such manager may, on a poll, vote by proxy.
23. No member shall be entitled to vote at any general meeting unless all moneys presently payable by him to the company have been paid.
24. On a poll votes may be given either personally or by proxy.
25. The instrument appointing a proxy shall be in writing under the hand of the appointer or of his attorney duly authorized in writing, or, if the appointer is a corporation, either under sea) or under the hand of an officer or attorney duly authorized. A proxy need not be a member of the company.
26. The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power or authority shall be deposited at the registered office of the company or at such other place within the Territory as is specified for that purpose in the notice convening the meeting, not less than 48 hours before the time for holding the meeting of adjourned meeting at which the per son named in the instrument proposes to vote, or, in the case of a poll, not less than 24 hours before the time appointed for the taking of the poll, and in default the instrument of proxy shall not be treated as valid.

27. An instrument appointing a proxy shall be in the following form or a form as near hereto as circumstances admit:-
 "..... Limited
 I/We of, being a member/ members of the above-named company, hereby appoint, of or failing him of, as my/our proxy to vote for me/us on my/or behalf at the {annual or extraordinary, as the case maybe} general meeting of the company to be held on theday of201....., and at any adjournment thereof.
 Signed day of,201"

28. Where it is desired to afford members an opportunity of voting for or against a resolution the instrument appointing a proxy shall be in the following form or a form as near thereto as circumstances admit:-
 "..... Limited
 I/Weof Being a member/members of the above named company, hereby appoint of of or failing him of, as my/our proxy to vote for me/us on my/our behalf at the {annual or extraordinary, as the case may be}general meeting of the company to be held on theday of.....201....., and at any adjournment thereof.
 Signed day of,201"

This form is to be used* in favour of/against the resolution. Unless otherwise instructed, the proxy will vote as he thinks fit.

*Strike out which ever is not desire"

29. The instrument appointing a proxy shall be deemed to confer authority to demand or join in demanding a poll.

30. A vote given in accordance with the terms of an instrument of proxy, or poll demanded by proxy, or by the dully authorized representative of a corporation shall be valid notwithstanding the previous determination of the authority of the person voting or demanding a poll unless notice of the determination was received by the company at its registered office (or at such other place at which the instrument of proxy was duly deposited) before the commencement of the meeting or adjourned meeting at which the proxy is used.

CORPORATIONS ACTING BY REPRESENTATION AT MEETINGS

31. Any corporation which is a member of the company may be resolution of its directors or other governing body authorize such person as it thinks fit to act as its representative at any meeting of the company, and the person so authorized shall be entitled to exercise the same powers on behalf of the corporation which he represents as that corporation could exercise if it were an individual member of the company.

DIRECTORS

32. The Number of the directors and the names of the first directors shall be determined in writing by the subscribers of the memorandum of association or a majority of them and until such determination the signatories to the Memorandum of Association shall be the first directors. Unless otherwise determined by ordinary resolution, the number of directors shall not be subject to any maximum but shall be not less than two.
33. The following persons shall be first Directors to the Company:-
1. **ZHENG JIAN QING**
 2. **ZHENG WEN BIN**
34. The remuneration of the directors shall from time to time be determined by the Company in general meeting. Such remuneration shall be deemed to accrue from day to day. The directors shall also be paid all traveling, hotel and other expenses properly incurred by them in attending and returning from meetings of the directors or any committee of the directors or general meetings of the company or in connection with the business of the company.

BORROWING POWERS

35. The director may exercise all the powers of the company to borrow money, and to mortgage or charge its undertaking and property, or any part thereof, and to issue debentures, debenture stock and other securities, whether outright or as security for any debt, liability or obligation of the company or any third party.

POWERS AND DUTIES OF DIRECTORS

36. Subject to the provisions of the Act, the memorandum and the articles and to any directors given by special resolution, the directors, who may exercise all the powers of the company, shall manage the business of the company. No alteration of the memorandum or articles and no such directions shall invalidate any prior act of the directors, which would otherwise have been valid. The powers given by this article shall not be limited by any special power given to the directors by the articles and a meeting of directors at which a quorum is present may exercise all powers exercisable by the directors.
37. The directors may by power of attorney appoint any person to be the attorney or agent of the company for such purposes and on such conditions as they determine, including authority for the attorney or agent to delegate all or any of his powers.
38. All cheques, promissory notes, drafts, bills of exchange and other negotiable instruments, and all receipts for moneys paid to the company, shall be signed, drawn, accepted, endorsed, or otherwise executed, as the case may be, in such manner as the directors shall from time to time by resolution determine.
39. The directors shall cause minutes to be made in books provided for the purpose:-
- (a) of all appointments of officers made by the directors;
 - (b) of the names of the directors present at each meeting of the directors and of any committees of the directors;
 - (c) of all resolutions and proceedings at all meetings of the company, and of the directors, and of committees of directors.

DISQUALIFICATION OF DIRECTORS

40. The office of director shall be vacated if the directors:-
- (a) Without the consent of the company in general meeting holds any other office of profit under the company; or
 - (b) Becomes bankrupt or makes any arrangement or composition with his creditors generally; or
 - (c) Ceases to be a director by virtue of any provision of the Act or becomes prohibited by law from being a director; or
 - (d) Becomes of unsound mind; or
 - (e) Resigns his office by notice in writing to the company; or
 - (f) Is directly or indirectly interested in any contract with the company and fails to declare the nature of his interest in manner required by the Act.

A director shall not vote in respect of any contract in which he is interested or any matter arising thereat, and if he does so vote shall not be counted.

41. The company may by ordinary resolution appoint a person who is willing to act as director to fill a vacancy or be an additional director.
42. The directors may appoint a person who is to act to be a director, either to fill a vacancy or as an additional director, but so that the total number of directors shall not at anytime exceed the number fixed by or in accordance with these articles. Any director so appointed shall hold office only until the next following annual general meeting, and shall then be eligible for re – election.
43. The company may by ordinary resolution, of which special notice had been given in accordance with section 144 of the Act, remove any director before the expiration of his period of office notwithstanding anything in the article or any agreement between the company and such director. Such removal shall be without prejudice to any claim such director may have for damages for breach of any contract of service between him and the company.
44. The company may by ordinary resolution appoint another person in place of a director removed from office under the immediately preceding article. Without prejudice to the powers of the directors under article 40 the company in general meeting may appoint any person to be a director either to fill a vacancy or as an additional director.
45. Subject to the provisions of the articles, the directors may regulate their meetings as they think fit. Questions arising at a meeting shall be decided by a majority of votes. In case of an equality of votes, the chairman shall have a second or casting vote. A director may, and the secretary at the request of a director shall, call a meeting of the directors. It shall not be necessary to give notice of a meeting of directors to any directors who are absent from Tanzania.
46. The quorum necessary for the transaction of the business of the directions may be fixed by the directors, and unless so fixed shall be two.

47. The continuing directors may act notwithstanding any vacancy but, if and so long as their number is reduced below the number fixed by or pursuant to the articles of the act for the purpose of increasing the number of directors to that number, or summoning a general meeting of the company, but for no other purpose.
48. The directors may appoint one of their members to be the chairman of the board of directors and determine the period of which he is to hold office. Unless he is unwilling to do so, the director so appointed shall preside at every meeting of directors at which he is present. But if no such chairman is appointed, or if he is unwilling to preside, or if at any meeting the chairman is not present within five minutes after the time appointed for holding the same, the directors present may choose one of their members to be chairman of the meeting.
49. The directors may delegate any of their powers to any committee consisting of one or more directors; any committees so formed shall in the exercise of the powers so to any such regulations, the proceedings of a committee with two or more members shall be governed by the articles regulating the proceedings of directors so far as they are capable of applying.
50. All act done by a meeting of the directors or of a committee of directors or by a person acting as a director shall, notwithstanding that it be afterwards discovered that there was some defect in the appointment of any such director, or that any of them were disqualified from holding office, or had vacated office, or were not entitled to vote, be as valid as if every such person had been duly appointed and was qualified and had continued to be a director and was entitled to vote.
51. A resolution in writing signed by all the directors entitled to receive notice of a meeting of the directors, or of a committee of directors, shall be as valid and effectual as if it had been passed at a meeting of the directors or {as the case may be} a committee of directors duly convened and held, and may consist of several documents in the like form each signed by one or more directors.

SECRETARY

52. The Secretary shall be appointed by the directors for such term, at such remuneration and upon such conditions as they may think fit; and any secretary so appointed may be removed by them.
53. A provisions of the Act or these articles requiring or authorizing a thing to be done by or to a director and the secretary shall not be satisfied by its being done by or to the same person acting both as director and as, or in place of, the secretary.

THE SEAL



54. The seal shall only be used by the authority of the directors or of a committee of the directors authorized by the directors. The directors may determine who shall sign any instrument to which the seal is affixed and unless otherwise so determined it shall be signed by a director and by the secretary or by a second director.
55. The directors shall cause proper books of account to be kept with respect to:-
 - (a) all sums of money received and expended by the company and the matters in respect to which the receipt and expenditure takes place;
 - (b) all sales and purchase of goods by the company; and
 - (c) the assets and liabilities of the company.

Property books shall not be deemed to be kept if there are not kept such books of account as are necessary to give a true and air view of the state of the company's affairs and to explain its transactions.

56. The books of account shall be kept at the registered officer of the company, or subject to section 151 (4) of the Act, at such other place or places as the directors think fit, and shall always be open to the inspection of the directors.
57. No member shall (as such) have right of inspecting any accounting records or other book or document of the company except as conferred by statute or authorized by the directories or by ordinary resolution of the company.
58. The directors shall from time to time in accordance with sections 153,155 and 150 of the Act, cause to be prepared and to be laid before the company in general meeting, such profit and loss accounts, balance sheets, group accounts (if any) and reports as are referred to in those sections.
59. In accordance with section 164 of the Act, the copy of the company's annual accounts to be laid before the company in general meeting together with a copy of the directors' report and the auditors shall not less than twenty – one days before the date of the meeting be sent to every member of, and every holder of debentures of, the company. Provided that this regulation shall not require a copy of those documents to be sent to any person of whose address the company is not aware or to more than one of the joint holders of any debentures.


AUDIT

60. Auditors shall be appointed and their duties regulated in accordance with sections 170 to 179 of the Act.
61. Any notice to be given to or by any person pursuant to the articles shall be in writing except that a notice calling a meeting of directors need not be in writing. The company may give any notice to a member either personally or by sending it by post in a prepared envelope addressed to the member at his registered address, or by leaving it at that address. Where a notice is sent by post, service of the notice shall be deemed to be effected by properly addressing, prepaying, and posting a letter containing the notice, and to have been effected at the expiration of seventy – two hours after the letter containing the same was posted. A member whose registered address is not within the Tanzania and who gives to the company an address within the Tanzania at which notices may be given him shall be entitled to have notices given to him at that address, but otherwise no such member shall be entitled to receive any notice from the company.

NAMES, ADDRESSES, AND DESCRIPTION OF SUBSCRIBERS	NUMBER OF SHARES TAKEN	SIGNATURE
ZHENG JIAN QING P.O. BOX 80380 DAR ES SALAAM	600	
ZHENG WEN BIN P.O. BOX 80380 DAR ES SALAAM	400	

Dated at Dar this 23 day of Jan 2013

Witness to the above signatures:-

Name : J. G. Chuwa
 Signature : 
 Postal Address : _____
 Qualification : _____



CERTIFIED TRUE COPY
OF THE ORIGINAL


 MARGARET RINGO
 ADVOCATE NOTARY PUBLIC &
 COMMISSIONER FOR OATHS.
 P. O. Box 5127- DAR-ES-SALAAM

TANZANIA



Certificate of Incorporation

Section 15


No 96620

I HEREBY CERTIFY THAT

HANSON (TANZANIA) LIMITED

is this day incorporated under the Companies Act, 2002 and that the Company is Limited.

Given under my hand at Dar es salaam

this 24TH day of JANUARY**TWO THOUSAND AND THIRTEEN**CERTIFIED TRUE COPY
OF THE ORIGINAL
MARGARET RINGO
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127- DAR-ES-SALAAM
Asst. Registrar of Companies

CTIN: 1705862

ISO 9001 : 2008 Certified



TANZANIA REVENUE AUTHORITY

CERTIFICATE OF REGISTRATION

FOR

TAXPAYER IDENTIFICATION NUMBER (TIN)

(ISSUED UNDER SECTION 133 OF THE INCOME TAX ACT NO. 11 OF 2004)

THIS IS TO CERTIFY THAT

HANSON (TANZANIA) LIMITED

.....

has been registered with the Tanzania Revenue
Authority and assigned the Taxpayer
Identification Number

119-580-013

.....
29-Jan-2013

with effect from

CERTIFIED TRUE COPY
OF THE ORIGINAL

Margaret Ringo
MARGARET RINGO
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127 DAR-ES-SALAAM

P. N. Kassera
P. N. Kassera

OFFICIAL SEAL

COMMISSIONER FOR DOMESTIC REVENUE

NOTE: THE REQUIREMENTS UNDER WHICH THIS CERTIFICATE IS ISSUED ARE STATED OVERLEAF

NEW 2013

CE 96620

TFN. 226

(Rev. 2/96)

BOX 80380

DSM



JAMHURI YA MUUNGANO WA TANZANIA

LESENI YA BIASHARA

B 01466572

(Imetolewa chini ya Sheria ya Leseni za Biashara Na. 25 ya Mwaka 1972, marekebisho ya mwaka 1980 na masharti yaliyo nyuma)

*Futa isiyotakiwa.

1. Ofisi iliyotolewa MINISTRY OF INDUSTRY & TRADE
2. Nambari ya Ushuru wa mapato 119-586-013
3. Leseni imetolewa kwa HANSON (TANZANIA) LIMITED
kuendesha biashara ya IMPORT OF FURNITURE
katika Wilaya/Kanda* ya KINONDONI Mtaa MIKOCHENI 'A'
4. Ni ya Shina/Tawi*
Ada Sh. Nambari ya Stakabadhi
ya tarehe
5. Mpya inaendeleza* muda wa leseni Na.
ya tarehe
- (ii) Muda wa leseni hii utaishia 30 Juni, 20

Tarehe

31/01/2013

DIRECTOR FOR INTERNAL TRADE
[Signature]
Sahihina Muhuri wa Mtaalamu

GP. DSM

CERTIFIED TRUE COPY
OF THE ORIGINAL

[Signature]
MARGARET RINGO
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127- DAR-ES-SALAAM

LEASE AGREEMENT

THIS AGREEMENT is made this 18th day of February 2013 BETWEEN
SURPASS INTERNATIONAL INVESTMENT CO LTD of PO. Box 14836, Dar Es Salaam (hereinafter referred to as "the LESSOR" which expression shall where the context so admits include the successors in title) of one part

AND

HANSON (TANZANIA) LIMITED, of PO. Box 34058, Dar Es Salaam (hereinafter referred to as "the LESSEE" which expression shall where the context so admits include the successors in title) of the other part

WHEREAS:

- A. The Lessor is the registered holder of all that properties and premises on Plot No. 1 & 2 Block E Located at Mwanambaya Mkuranga District, and
- B. The Lessee wishes to lease the premises from the Lessor; and
- C. The Lessor agrees to lease such premises to the Lessee, on the terms and conditions as hereunder stipulated;

NOW THIS AGREEMENT WITNESSETH as follows,

1. Lease Period

The Lessor hereby leases to the Lessee the premises with total Square Metres 1350 for a period of three years commencing from 20th February 2013 .

2. Rents:

- 2.1 in consideration of the rent of Tanzanian Shillings Seven Hundred Thousand only (TZS 700,000/=) payable twelve months in advance amounting to Shillings Eight Million Four Hundred Thousand Only (TZS 8,400,000/=) the lease period to commence from 20th February 2013 and if the Tenant will wish to renew the tenancy after the elapse of three years, the rent chargeable will be reviewed and agreed by both parties subject to statutory deductions.

3. Use of Premises & Access Rights

- 3.1 The premises are let to be used as workshop for furniture (woodworks and steel works) and other business incidental thereto.
- 3.2 The Lessee shall not do or allow to be done anything in respect of the premises or make, use or allow any use to be made thereof in any way contrary to statute, local government or other statutory regulations and by-laws in force from time to time or which may expose the premises to the possibility of damage from any cause or which may cause an increase in insurance premiums.

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OF THE ORIGINAL


MARGARET RINGO
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127- DAR-ES-SALAAM

- 3.3 The Lessee shall not do anything which would or might lead to any contamination of the premises or pollution of the environment, nor discharge or allow to enter into any drainage systems or any underground or other waters poisonous, noxious or harmful effluent, liquid or substance. The Lessee shall carry out all works necessary to remedy any contamination or pollution or to remove the source of the contamination or pollution.
- 3.4 The lessee shall be authorised to place office signage or logo in the demised premises which may be displayed in such a manner and in such a form and character as shall be conducive to the business or profession of the Lessee, the Lessee shall be responsible for the associated fee/levy as appropriate and shall have the right to bring into the demised premises office equipment and or machinery
- 3.5 However, such rights of access do not include, and the Lessee shall not enter or encroach upon that part of the premises excluded from the Premises, except with the written permission of the Lessor.
- 3.6 The Lessee shall bear the costs of security taking into consideration of occupied areas
- 3.7 Except as otherwise provided in this Lease, the Lessor shall not interfere with the Lessee's a right of enjoyment over the Premises, and shall be conscious of the security requirements of the Lessee with respect to that part of the premises included in the Premises.

4. Lessor's Responsibility for Maintenance:

- 4.1 The Lessor shall be responsible for the basic structural maintenance of the buildings constituting the Premises and for the maintenance of the exterior of such buildings, including the roofs therefore. save such maintenance as is necessitated by any act or default of the Lessee, its employees, representatives, agents, contractors or of any person using the Premises with the consent of the Lessee, whether expressed or implied, but the Lessor shall not be liable for any consequential damages to the Lessee by reason of its failure to carry out any maintenance or repairs for which it is responsible in terms of this clause unless the necessity for such maintenance or repairs has been drawn to the notice of the Lessor in writing and the Lessor shall have failed to put in hand the necessary works within a period of fourteen (14) days or failed regularly to proceed with the works.
- 4.2 The Lessor shall install water reservoir tanks and shall make sure that there is enough water to be used at the premises including maintenance of the common areas

5. Lessee's Responsibility for Maintenance

- 5.1 The Lessee shall be responsible during the lease for all further maintenance whatsoever of the premises that may be needed to keep them in good order and condition.
- 5.2 The Lessee shall in particular, but without prejudice to the generality of the foregoing be responsible for the maintenance and upkeep of all interior surfaces, fittings, fixtures, locks, keys, plate glass windows, window fastenings, electrical and water apparatus and appliances, floors and other woodwork and shall replace or repair at its expense any which may have been lost, damaged or destroyed.

5.3 The Lessee shall be responsible for keeping the Premises in a clean, tidy and sanitary condition and for maintaining all gates, fences and the like. The Lessee shall not permit anything in or upon the demised premises that may be or become a nuisance or annoyance to the Lessor or any of the occupiers of the adjoining properties.

6. Improvements:

6.1 The Lessee shall not have the right to erect buildings or other structures on the premises for its use in its business unless as is specifically agreed by the Lessor in writing.

6.2 The Lessee shall not (i) make any alteration or addition to the electrical wiring and installations of the Premises except in accordance with the terms, conditions and recommendations of the local institute of electrical engineers and the regulations of the relevant electrical supply authority and with the prior written approval of the landlord not to be unreasonably withheld, and (ii) make any excavation or sink any well upon the Premises or interfere with any drainage, sewers, pipes or communications and mains cabling which now are or at any time hereafter may be in, through, under or over the Premises.

7. Yielding Up:

At the expiry or sooner determination of the term of the Lease the Lessee shall yield up the Premises in good and substantial repair and consistent with the full and due compliance by the Lessee with its obligations under this Lease, and subject to the requirements of the Lessor.

7.2 remove such Lessee's equipment, fixtures and fittings and any signs erected by or at the instance of the Lessee making good any damage caused by such removal.

8. Insurance:

8.1 The Lessor shall at all time keep the Premises insured for the Lessor's benefit in the Full Reinstatement Value against the Insured Risks and Loss of Rent. The Lessee shall not do or allow or cause to be done any act, matter or thing whereby the insurance rates in respect of the Premises shall be increased or the rights of the Lessor in terms of the relevant policy shall in any way be prejudiced. If the Premises are damaged or destroyed by any of the Insured Risks the Lessor will with all convenient and practicable speed repair or reinstate the Premises

Provided that;

8.1.1 all necessary licences, certificates, approvals, permissions and consents shall have been obtained so as to permit the works to be carried out,

8.1.2 the Lessor's obligations herein shall cease if the insurance shall be rendered void or voidable or the policy monies withheld in whole or in part by reason of any act or default of the Lessee or any of its employees, contractors, licensees or invitees,

8.1.3 in effecting any insurance under this section 8 or carrying out any repair or reinstatement the Lessor shall not be obliged to (but nevertheless may) take into

account any alterations or improvements to the Premises carried out otherwise than by the Lessor (whether or not the consent of the Lessor is obtained to any such alterations or improvements and without prejudice to section 6) but any alteration or improvement which is taken into account by the Lessor in effecting such insurance shall likewise be taken into account in carrying out any such repair or reinstatement.

8.2 The Lessee shall take such fire precautions and safeguard the Premises to comply with the requirements and recommendations of the insurers, the fire brigade and local authorities. The Lessee shall not store or bring on to the Premises any article, substance or liquid of a specially combustible, inflammable or explosive nature.

8.3 The Lessee shall immediately advise the Lessor of any fact or event which might affect any insurance policy relating to the Premises.

8.4 The Lessee shall be solely responsible for any insurance it may require in respect of its property kept on the Premises including inventory, machinery, fixtures and fittings.

8.5 The Lessee shall be solely responsible for the activities and welfare of its employees, representatives, contractors, licensees or invitees while they are on the Premises or any land adjoined thereto and held by the Lessor. Accordingly the Lessee waives all claims, suits, damages, costs and expenses whatsoever in respect of any harm incurred by any of its employees, representatives, contractors, licensees or invitees while they are on or as a result of being on the Premises or any land adjoined thereto and held by the Lessor. The Lessee hereby indemnifies the Lessor in respect of any such claim, suit, damage, cost or expense brought by or incurred by any other party.

9. **Service Charges**

9.1 All rates and other statutory charges and taxes levied from time to time by statutory authority upon or in respect of the Premises shall be paid by the Lessor;

9.2 All charges for water supplied to the Plot upon which the Premises are situated shall be paid by the Lessee. Water supply shall remain registered in the Lessor's name. Should the Lessee fail promptly to pay any charges due by it for such electricity and water supplies then the Lessor shall be entitled to effect payment thereof on the Lessee's behalf and recover the amount so paid from the Lessee on demand, failing which the Lessor may claim such amount as rent in arrears.

10. **Access:**

The Lessor shall have the right after providing written notice to Lessee, at reasonable times during business hours of entry and access by itself or its servants or agents to the Premises for the purpose of such inspection as may be reasonably necessary or to ascertain from time to time whether any breach is being or has been committed by the Lessee or to discharge its own obligations hereunder.

This is without prejudice to the obligation of the Lessee to advise the Lessor of any breach or potential breach by the Lessee of the Lease, or of any damage to the Premises.

11. **No Assignment or Sub-Letting:**

The Lessee shall not during this lease cede or assign its rights or obligations under this agreement or sub-let or grant any right of occupation in respect of the Premises or any part thereof without the prior written approval of the Lessor whose consent shall not be unduly withheld. However the Lessor shall allow a third party to occupy the premises if proven that business and or the property belonging to the Lessee has been sold to the third party, and the lease remained shall be utilised by the same until further arrangement and or agreement

12. **Relaxation:**

Any relaxation or indulgence which the Lessor may show towards the Lessee shall not in any way prejudice the Lessor's rights under this agreement and more particularly the acceptance of rent after due date, or the acceptance of a lesser sum on account of rent due, shall not be construed as a waiver by the Lessor of its rights under this lease.

13. **Termination:**

13.1 In the event of the rent being in arrears for 30 (thirty) days, whether the same shall have been legally demanded or not; or

in the event of the Lessee committing any other breach of this agreement and failing to remedy such other breach within 30 (thirty) days after receipt from the Lessor of a written notice requiring the Lessee so to remedy such breach; or

In the event of any attachment being effected over any other of the Lessee's property on the Premises, any execution being levied against such property, the Lessee taking any steps to place itself or have itself placed in liquidation or under judicial management, or any bone fide application being made to the Court for the placing of the Lessee in liquidation or under judicial management, or any application being made to court for an order convening a meeting of creditors of the Lessee;

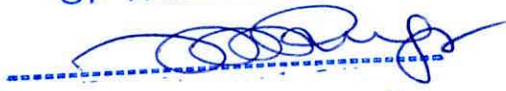
Then in any such event the Lessor shall be entitled forthwith to cancel this lease without prejudice to any action for the recovery of the rent or for any loss or damage arising out of any antecedent breach of this agreement by the Lessee or otherwise howsoever.

13.2 Either Party shall have the right to terminate this Lease after serving three (3) months written notice on the other Party. Any sums advanced to the Lessor but not used due to such termination shall be refunded without deductions whatsoever

13.3 This lease may be renewed upon consultation and acceptance by the Lessor after the term hereby demised. In case of lease renewal the parties herein shall agree on terms and conditions of the extended lease

CERTIFIED TRUE COPY
OF THE ORIGINAL


MARGARET RINGS
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127- DAR-ES-SALAAM



MARGARET RINGO
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127- DAR ES SALAAM

14. Resolution of Disputes

14.1 In the event of any dispute or difference arising out of or relating to the agreement or the breach thereof, the Parties hereto shall use their best endeavours to settle such disputes or differences amicably; to this end they shall consult and negotiate with each other, in good faith and understanding of their mutual interests to reach a just and equitable solution.

14.2 If they do not reach such solution within a period of thirty (30) days after any party requested consultations then parties may resort to court or tribunal of competent jurisdiction to try and determine the dispute.

15. Notices

15.1 Any notice to be given under this agreement shall be either delivered personally or sent by pre-paid registered post. The address for service of each party is its registered local office or any other address for service previously notified to the other party. A notice is deemed to have been served as follows:

15.1.1 If personally delivered, at the time of the delivery;

15.1.2 If posted, at the expiration of 7 (Seven) days after the envelope containing it is delivered into the custody of the postal authorities. In proving service it is sufficient to prove that personal delivery was made, or that the envelope containing the notice was properly addressed and delivered into the custody office of the postal authority as a prepaid first class recorded delivery or airmail letter (as appropriate).

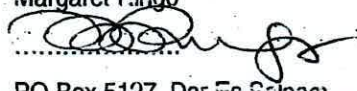
15.2 Notwithstanding the above, any notice actually received by the party to whom the notice is addressed will be deemed to have been properly given and received, notwithstanding that the notice has not been given in accordance with the provisions of this clause.

IN WITNESS WHEREOF the parties hereto have duly executed these presents and signified their acceptance of these terms by signing their respective names on the day, month and year hereinafter appearing.

SIGNED and DELIVERED by SHAO QING YAO }
on behalf of SURPASS INTERNATIONAL }
INVESTMENT CO LTD who is personally known }
to me in my presence on this 18th day of February }
2013 at Dar Es Salaam }


LESSOR

WITNESS:

Full name : Margaret Ringo
Signature : 
Address : PO Box 5127, Dar Es Salaam
Qualification : Dar Es Salaam
MARGARET RINGO
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127- DAR-ES-SALAAM

Sl/duty = 84,000/=
WAT = 840,000/=
Total 924,000/=
19/2/13
6

SIGNED and DELIVERED by JIANQING ZHENG }
on behalf of HANSON (TANZANIA) LIMITED }
who is introduced to me by SHAO QING YAO the }
later known to me personally in my presence on this }
18th day of February 2013 at Dar Es Salaam }

[Handwritten signature]



LESSEE

WITNESS:

Full name : Margaret Ringo
Signature : *[Handwritten signature]*
Address : PO Box 5127, Dar Es Salaam
Qualification : Dar Es Salaam.

MARGARET RINGO
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127- DAR-ES-SALAAM

Drawn By:

Ardor attorneys,
Plot Number 1 Block 76,
Corner of Uhuru/Livingstone Street
PO Box 5127,
Dar Es Salaam

CERTIFIED TRUE COPY
OF THE ORIGINAL

[Handwritten signature]

MARGARET RINGO
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127- DAR-ES-SALAAM



TANZANIA INVESTMENT CENTRE

REGISTRATION FORM

FOR

CERTIFICATE OF INCENTIVES

(Tanzania Investment Act 1997, Section 17 and 18,
and the Investment Regulations:
Regulation 42, Government Notice No. 318A of 2002)

Tanzania Investment Centre
9A & B Shaaban Robert Street
P. O. Box 938
DAR ES SALAAM
Tel. 022 2116328
Fax. 022 2118253
e-mail: information@tic.co.tz
Website: www.tic.co.tz

(Please fill the form in duplicate)

UNITED REPUBLIC OF TANZANIA

THE TANZANIA INVESTMENT ACT
(No. 26 of 1997)

APPLICATION FOR REGISTRATION
(Made under Regulation 42)

To: The Executive Director
Tanzania Investment Centre
P. O. Box 938
DAR ES SALAAM
Tanzania

- I/We ZHENG JIAN QING
(director/directors/agent of HANSON (TANZANIA) LTD
(name of business enterprise) apply for registration of CERTIFICATE OF INCENTIVE
under Section 17 of the Act and Part IV of the Investment Regulations, 2002.
- The registered office of the company will be situated at MWANAMBAYA / MKURINGA
DISTRICT - PLOT NO. 182 BLOCK 'E'

Copies of the following documents are attached to this application:

- The Memorandum and Articles of Association/or partnership agreement
 - Certificate of Incorporation/Registration
 - A copy of the Project Profile or Feasibility Study showing the implementation period, programme of implementation and operative date
 - Evidence of financing and evidence of land ownership for the project
- The Head Office of the Company will be situated at
 - The Principal Officers of the Company are
1. ZHENG JIAN QING
2. ZHENG WEN BIN
 - Auditors of the Company are
 - The authorized share capital of the Company is Tshs./US\$ 500,000,000/-
DIVIDED INTO 1000 SHARES OF
500,000/- EACH

ADVOCATE NOTARY PUBLIC & COMMISSIONER FOR OATHS
P.O. Box 8157, DAR ES SALAAM

7. The intended capital investment of the Company in terms of Section 2(2) of the Act is Tshs./US\$ 1,165,000/-
8. The month and day of the financial year end is 31ST DECEMBER

Note: *failure to provide all the required information will result in the return of the application by the Centre.*

I/We enclose a cheque/cash made payable to the **Tanzania Investment Centre** for Tshs./US\$

USD \$ 100 Being the Registration Fees. *In the event this application is unsuccessful we understand that this fee will not be refunded.*

I, ZHENG JIAN QING of Post Office Number Box 80380

- DSM do solemnly and sincerely declare that I am a director/duly

authorized agent of HANSON (TANZANIA) LIMITED

AND that all the requirements of the Tanzania Investment Act, 1997 in respect of matters precedent to the registration of the business enterprise under the Act and incidental thereto have been complied with, **AND** I make this solemn declaration conscientiously believing the same to be true.

Declared at Dar es Salaam }
..... }

[Signature]

Applicant

The 21ST day of FEB 2013 }

Before me:

[Signature]

MARGARET RINGO
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS.
P. O. Box 5127- DAR-ES-SALAAM

APPLICATION SUMMARY

Company Name: HANSON (TANZANIA) LTD

Certificate of Incorporation Number: 96620 Status: PRIVATE LIMITED COMPANY

Certificate of Incorporation Date: 24/01/2013

Post Box: 80380

Town: DSM

Sector: MANUFACTURING Sub-Sector: FURNITURE, DOOR & WINDOW

Investment Financing Plan in Million US\$/Tshs.

Foreign Equity	Local Equity	Foreign Loan	Local Loan
<u>1,165,000</u>	<u>-</u>	<u>-</u>	<u>-</u>

Project Objectives: ESTABLISHING AND OPERATING A PROJECT FOR MANUFACTURING DOOR SERIES (METAL), ALUMINIUM DOOR SERIES, STAINLESS STEEL SERIES, INTEGRATED DOOR & WINDOW PRODUCTS.

Capacity:

Employment: Foreign: 5 Local: 35 Total: 40

Implementation Period: 3 YEARS

Project Location

Site/Plot/Block No.: PLT NO. 1x2 BLOCK 'E'

Street: MWANAMBAYA District: MKWANGA Region: COAST REGION
(Attach sketch map showing project location)

Shareholders	Nationality	%
<u>1. ZHENG JIAN QING</u>	<u>CHINESE</u>	<u>600%</u>
<u>2. ZHENG WEN BIN</u>	<u>CHINESE</u>	<u>400%</u>
.....	<u>100%</u>
.....
.....

Investment Breakdown **US\$/Tshs/M**

Land/Building 100,000
Plant / MACHINERY 800,000
Vehicles 115,000
Furniture & Fittings 20,000
Pre-expenses 30,000
Others 50,000
Working Capital 50,000
TOTAL	USD \$ 1,165,000

Contact Details:

Name: ZHEN JIAN QING

Title: M/D

Telephone: 0716 890812

Fax:

Email: goodbuilder@Live.com

Payments to be made payable to:

TANZANIA INVESTMENT CENTRE
STANDARD CHARTERED BANK TANZANIA LTD.
SWIFT ADDRESS: SCBLTZTX
ACCOUNT NO.: 8702006002000

1

**M/S HANSON TANZANIA LIMITED
P.O. BOX 80380
DAR ES SALAAM
TEL; +255 716 890 812
E-mail: goodbuilder@live.com**

Ref: HTL/TIC/ FEB/ 2013/1

21/02/2013

Executive Director
Tanzania Investment Centre
P.O. Box 938
Dar es Salaam



Dear Sir,

**RE: CERTIFICATE OF INCENTIVES- FOR ESTABLISHING A
PROJECT FOR MANUFACTURING DOOR SERIES OF
METAL, ALUMINIUM, INTEGRATED & WINDOW
PRODUCTS.**

We wish to apply to Tanzania Investment Centre for the Certificate of incentives for the Doors & Window series Project.

We submit the following documents to support the Registration:-

- Incorporation Certificate,
- Memorandum and Articles of Association,
- Lease Agreement,
- Bank letter,
- Feasibility study,
- Board Resolution etc.

We hope that our request will be approved.

Yours Sincerely

Zheng Jian Qing
Managing Director



**M/S HANSON TANZANIA LIMITED
P.O. BOX 80380
DAR ES SALAAM
TEL; +255 716 890 812
E-mail: goodbuilder@live.com**

BOARD RESOLUTION

1. Opening: 10.00 am

The Board of Directors meeting held on 11TH February, 2013 in the Managing Director's office, Chaired by Zhen Jian Qing - (M/Director – Chairman) and Secretary – Zhen Wen Bin .

2.The Board Meeting resolved that a project should register with Tanzania Investment Centre (TIC) in Door Series & Window products.

The Meeting also firmed up finances for the intended Project.

3. The meeting was closed at 12.00 hrs


.....
Zhen Jian Qing
Chairman




.....
Zhen Wen Bin
Secretary



中国银行

BANK OF CHINA

40, HUA YUAN ROAD
FUQINGCITY, HENAN
CHINA
TEL: 0591-85227369
P.O. Box 350300

The Executive Director

Tanzania Investment Center

P.O. Box 938

Date: 18-FEB-2013

RE: Letter of Reference

Dear Sir/Madam

Mr. Jianqing zheng maintains an account with our bank is among our good customer, His financial position is viable to implement a planned project.

Please assist him as he need.

Best Regards

何春





中国银行

BANK OF CHINA

40HUA YUAN ROAD,
FUQINGCITY,HENAN
CHINA
TEL:0591-85227369
P.O Box350300

The Executive Director

Tanzania Investment Center

P.O Box 938

Date:18-FEB-2013

RE:Letter of Reference

Dear Sir/Madam

Mr. Wenbin zheng maintains an account with our bank is among our good customer,His financial position is viable to implement a planned project.

Please assist him as he need.

Best Regards





No 00219709

THE UNITED REPUBLIC OF TANZANIA

Certificate of Incentives

(Section 17 of the Tanzania Investment Act, 1997)

No: 042403

This is to certify that

HANSON (TANZANIA) LIMITED

of address P.O. BOX 80380

COAST REGION


has been granted a Certificate of Incentives to invest in a new, ~~XXXXXXXXXXXXXXX~~ enterprise known as

HANSON (TANZANIA) LIMITED

Which is located at PLOT NO. 1 & 2 BLOCK E. MWANAMBAYA

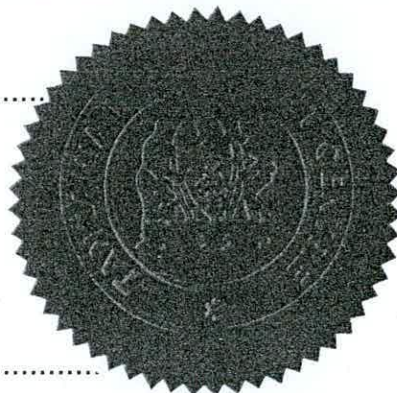
MKURANGA - PWANI

Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf.


Ag. Executive Director

Tanzania Investment Centre
P.O. Box 938, Dar es Salaam

Dated 8TH MARCH 2013



This Certificate is issued in accordance with the provisions of Section 17 of the Tanzania Investment Act, 1997 and subject to the conditions prescribed under item 14 and 15 hereafter:—

1. Shareholders
- | | Nationality | Shareholding (%) |
|-----------------|-------------|------------------|
| Zheng Wen Bin | Chinese | 40 |
| Zheng Jian Qing | Chinese | 60 |
2. Proposed Activities : **To establish project for manufacturing of high quality door series (metal) and related products**
3. Sector: **Manufacturing** Subsector **Door series & Window**
4. Investment cost: Foreign **USD 1.165m.** Local **-** Total **USD 1.165m.**
5. Project Financing: Equity **USD 1.165m.** Loans **-** Total **USD 1.165m.**
6. Source, terms and conditions of loan.....
7. Assets to be invested:
- | Capital items: | Foreign | Local | Total |
|----------------|--------------------|----------|--------------------|
| | USD 1.165m. | - | USD 1.165m. |
8. Technology Agreement **None**
9. Date of TIC Registration: **5th March 2013**
10. Implementation period **March 2013 - February 2016**
11. Operative date..... **March 2016**
12. Investment Incentive Grade: As defined in part III Section 19 (1), (2) and Section 20 of the Tanzania Investment Act, 1997
- (i) Applicable Import Duty **And VAT as per customs tariff Act, 1976 & VAT Act, 1997**
 - (ii) Applicable with-holding Tax **As per Income Tax Act, 2004 (as amended)**
 - (iii) Eligibility of Capital Allowances **As per Income Tax Act, 2004 (as amended)**
13. Protection of Investment, Arbitration and Transfer of Foreign Currency: as defined in part III Section 21, 22 and 23 of the Act.
14. Conditions attached to this Certificate of Incentives
- (i) Date of Commencement of investment has to be notified to the Centre.
 - (ii) Certificate not to be transferred, assigned or amended
 - (iii) Failure to commence implementation within two years invalidates Certificate
 - (iv) Failure to operate investment must be notified to the Centre
 - (v) Changes in shareholding, project activities and level of invested capital must be notified to the centre
15. Additional conditions attached to Certificate
Finished goods are not allowed under this Certificate

Signed 
Ag. Executive Director

Unclaimed refund beyond three years will be forfeited



4

TANZANIA INVESTMENT CENTRE

Shaaban Robert Street, P.O. Box 938, Dar Es Salaam, Tel. +255 22 2116328-31, Fax: +255 22 2118253

RECEIPT REC010518

Received from : **HANSON TANZANIA LTD**

Address **P. O. Box Dar Es Salaam.**

Received the sum of (In words): **SEVEN HUNDRED FIFTY AND ZERO CENTS ONLY**



Being payment in respect of: **CERTIFICATE OF INCENTIVES FEES**

Amount: **USD 750.00**

Cash / Cheque No: **D/deposit 6/3**

Date : **06-Mar-2013**

**For Executive Director
Tanzania Investment Centre**

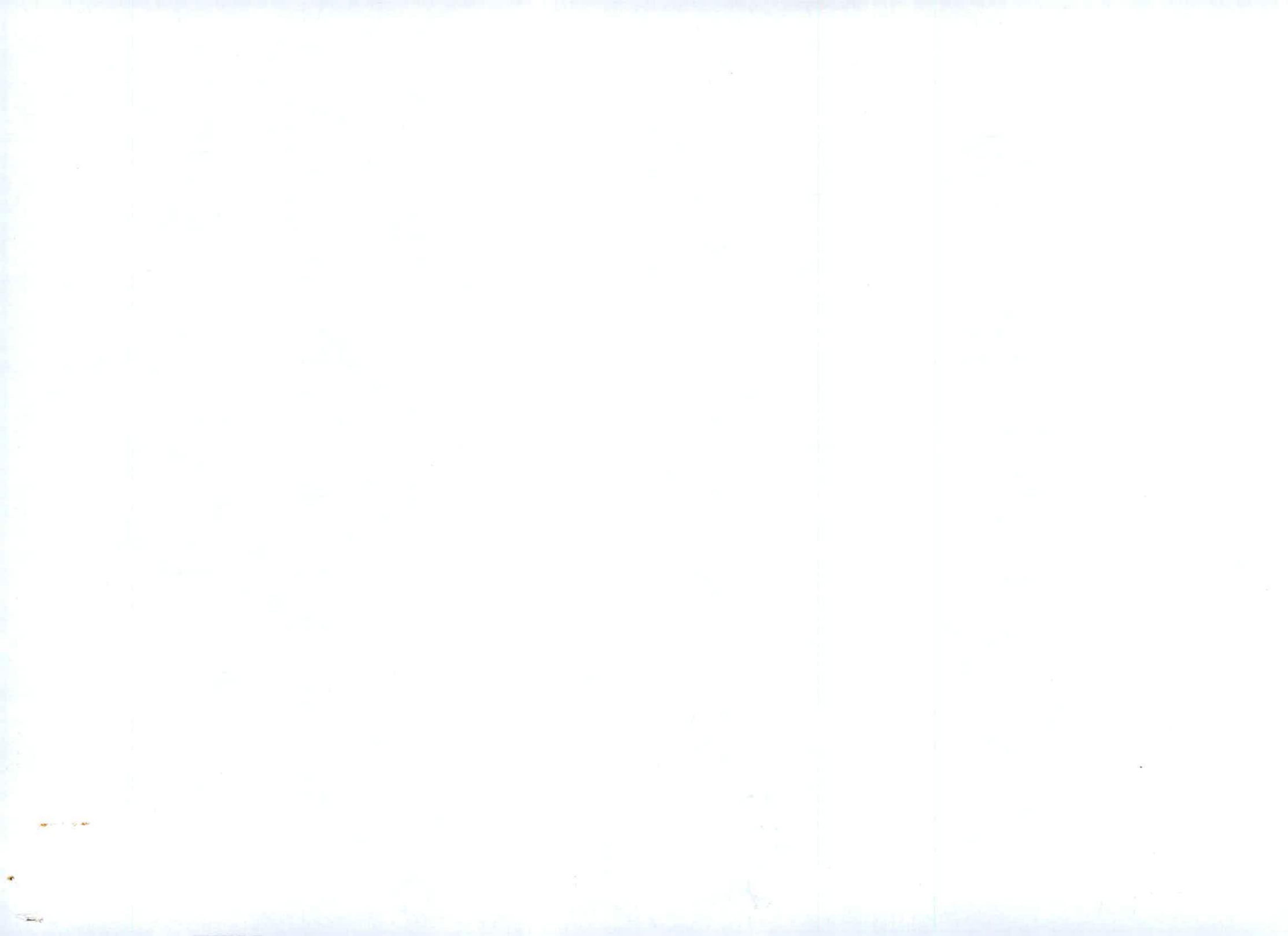
BUiso

Receiving Officer

EXERCISES
EXERCISES
EXERCISES

86808

8882



3

TICC/PP.10/0424031/3

5th March, 2013

Managing Director,
Hanson (Tanzania) Ltd,
P.O. Box 80380,
DAR ES SALAAM

**RE: CERTIFICATE OF INCENTIVES FOR INVESTMENT IN THE
ESTABLISHMENT OF PROJECT FOR MANUFACTURING OF HIGH
QUALITY DOOR SERIES(METAL) AND RELATED PRODUCTS**

We wish to acknowledge receipt of your project proposal to establish project for manufacturing of high quality door series(metal) and related products as presented in the TIC P.A. 1 Form No. 10863 and Feasibility Study with a projected investment of USD 1.165m.

We have studied your project proposal and are pleased to inform you that your investment proposal is now officially registered and therefore your project will be granted a CERTIFICATE OF INCENTIVES, given under authority conferred upon TIC under Part III, Section 17 (1-8) of the Tanzania Investment Act, 1997.

You will be required to submit to the Centre a Progress Report on the implementation of the project after every six months for our information and review. Guidelines for the preparation of the report are contained in annexure 2 also attached to this letter. Please do not hesitate to contact the Centre for any clarification if the need arises. Please also note that a facilitation fee equivalent to US\$ 750.00 is payable at the ruling exchange rate before your Certificate of Incentives is prepared. Please make deposit direct to the bank as per bank details below:-

*Tanzania Investment Centre
Standard Chartered Bank(T) Ltd
US Dollar A/C 8702006002000
T.Shs A/C 0102006002000*

.../2

TICC/PP.10/042403/3

5th March, 2013

We wish you every success in the implementation of the project.

Yours sincerely,

Tanzania Investment Centre



B.D. Chonjo

FOR: EXECUTIVE DIRECTOR

Copy to: Permanent Secretary,
Ministry of Finance,
P. O. Box 9111,
DAR ES SALAAM

Permanent Secretary,
Ministry of Industry, Trade and Marketing,
P.O. Box 9503,
DAR ES SALAAM

Commissioner General,
Tanzania Revenue Authority,
P. O. Box 11491,
DAR ES SALAAM



TIC Evaluation Report

Name of the Company
Hanson (Tanzania) Ltd.

Post Box	Mwananyamala, Plot No. 1 & 2 Block E, Mkuranga District	COI Number	96620	Contact	Mr. Zhen Jian Qing
Post Office	80380	COI Date	24/01/2013	Designation	Managing Director
Region	Coast Region	Application F. No	10863	Phone	0
Country	Tanzania	Status	New	Direct Phone	0
		Sector	Manufacturing	Cell Phone	0716 890 812
		Sub Sector	Door series & Window	Fax	0
		File No	042403	E-Mail Address	0

Project Location		Investment Finance Plan in Millions USD												
Block	Plot No. 1 & 2 Block E	<table border="1"> <tr> <th>Foreign Equity</th> <th>Local Equity</th> <th>Foreign Loan</th> <th>Local Loan</th> </tr> <tr> <td>1.165</td> <td>0</td> <td>0</td> <td>0</td> </tr> </table>	Foreign Equity	Local Equity	Foreign Loan	Local Loan	1.165	0	0	0				
Foreign Equity	Local Equity		Foreign Loan	Local Loan										
1.165	0		0	0										
Street	Mwananyamala													
District	Mkuranga													
Region	Coast (Pwani)													

Shareholders Detail			Investment Breakdown (USD Million)	
Name	Nationality	(%)	Land/Building	0.1
Zheng Wen Bin	Chinese	40	Plant	0.8
Zheng Jian Qing	Chinese	60	Vehicles	0.115
			Furniture & Fittings	0.02
			Pre-expenses	0.03
			Others	0.05
			Working Capital	0.05
			Total	1.165

Employment	40	Evaluated By	wf officer4
acity	xxxxx	Drawn By	wf registry2
Project Turn Over		Project Type	Foreign

Description

To establish project for manufacturing of high quality door series(metal) and related products

Recommendations

Be approved subject to providing evidence as required by section 17 of Tanzania Investmnet Act,1997

Decision

Approved


 Ag EX D

01-03-2013

(7)

TICC/PP.10/042403/6

15/03/2013

Commissioner for Customs & Excise,
Tanzania Revenue Authority,
P.O. Box 9053,
DAR ES SALAAM

Dear Sir,

**RE: DUTY AND VAT REMISSIONS ON CAPITAL/ DEEMED
CAPITAL GOODS – CERTIFICATE OF INCENTIVES NO:
042403**

M/S Hanson (Tanzania) Limited is a TIC registered company with certificate of incentives **No. 042403** which is valid up to **February 2016**

The company has been registered with objectives of establishing a project for manufacturing of high quality door series (metal) and related products.

Attached herewith please find a list of Capital/ Deemed Capital Goods for Duty/ VAT remissions approval.

Yours sincerely

TANZANIA INVESTMENT CENTRE


N.A. Senzia

FOR: EXECUTIVE DIRECTOR

TIC

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**M/S HANSON (TANZANIA) LIMITED
P.O. BOX 80380
COAST REGION**

TEL; +255 716 890812, Email: goodbuildre@live.com

Ref:

12/03/2013

Commissioner for Customs & Excise,
Tanzania Revenue Authority,
P.O. Box 9053,
DAR ES SALAAM

Received on
13/3/13

UFS
Executive Director,
Tanzania Investment Centre,
P.O. BOX 938
DAR ES SALAAM



M
TRA/TIC

**RE: DUTY/ VAT EXEMPTION ON THE CAPITAL/ DEEMED CAPITAL
GOODS – CERTIFICATE OF INCENTIVES NO: 042403**

We are TIC approved project with Certificate of Incentives No; 042403 which is valid up to February, 2016

We have been registered with objectives of establishing and a Project for manufacturing of high quality door series (metal) and related products..

Attached herewith please find a list of Capital/ deemed Capital Goods and TIN for Duty/ VAT exemption approval.

Yours Sincerely

Zheng Jian Qing
Managing Director



No 00219709

THE UNITED REPUBLIC OF TANZANIA

Verified True Copy
of The Original
Signature #1104
Date 12/3/2013
For Executive Director
Tanzania Investment Centre

Certificate of Incentives

(Section 17 of the Tanzania Investment Act, 1997)

No: 042403

This is to certify that

HANSON (TANZANIA) LIMITED

P.O. BOX 80380

of address

COAST REGION

has been granted a Certificate of Incentives to invest in a new, ~~XXXXXXXXXXXX/XXXXXXXXXX~~
~~XXXXXXXXXX~~ enterprise known as

HANSON (TANZANIA) LIMITED

Which is located at

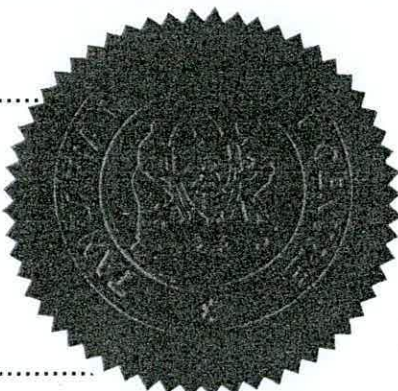
PLOT NO. 1 & 2 BLOCK E. MWANAMBAYA

MKURANGA - PWANI

Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf.

Ag. Executive Director

Tanzania Investment Centre
P.O. Box 938, Dar es Salaam



Dated 8TH MARCH 2013

This Certificate is issued in accordance with the provisions of Section 17 of the Tanzania Investment Act, 1997 and subject to the conditions prescribed under item 14 and 15 hereafter:—

1. Shareholders
- | | Nationality | Shareholding (%) |
|-----------------|-------------|------------------|
| Zheng Wen Bin | Chinese | 40 |
| Zheng Jian Qing | Chinese | 60 |
2. Proposed Activities : **To establish project for manufacturing of high quality door series (metal) and related products**
3. Sector: **Manufacturing** Subsector **Door series & Window**
4. Investment cost: Foreign **USD 1.165m.** Local **-** Total **USD 1.165m.**
5. Project Financing: Equity **USD 1.165m.** Loans **-** Total **USD 1.165m.**
6. Source, terms and conditions of loan.....
7. Assets to be invested:
- | Capital items: | Foreign | Local | Total |
|----------------|--------------------|----------|--------------------|
| | USD 1.165m. | - | USD 1.165m. |
8. Technology Agreement **None**
9. Date of TIC Registration: **5th March 2013**
10. Implementation period **March 2013 - February 2016**
11. Operative date..... **March 2016**
12. Investment Incentive Grade: As defined in part III Section 19 (1), (2) and Section 20 of the Tanzania Investment Act, 1997, **And VAT as per customs tariff Act, 1976 & VAT Act, 1997**
- | | |
|---|---|
| (i) Applicable Import Duty | As per Income Tax Act, 2004 (as amended) |
| (ii) Applicable with-holding Tax | As per Income Tax Act, 2004 (as amended) |
| (iii) Eligibility of Capital Allowances | As per Income Tax Act, 2004 (as amended) |
13. Protection of Investment, Arbitration and Transfer of Foreign Currency: as defined in part III Section 21, 22 and 23 of the Act.
14. Conditions attached to this Certificate of Incentives
- (i) Date of Commencement of investment has to be notified to the Centre.
 - (ii) Certificate not to be transferred, assigned or amended
 - (iii) Failure to commence implementation within two years invalidates Certificate
 - (iv) Failure to operate investment must be notified to the Centre
 - (v) Changes in shareholding, project activities and level of invested capital must be notified to the centre
15. Additional conditions attached to Certificate
Finished goods are not allowed under this Certificate

Signed 
AG. Executive Director

CTIN.:1705862

ISO 9001 : 2008 Certified



TANZANIA REVENUE AUTHORITY

CERTIFICATE OF REGISTRATION

FOR

TAXPAYER IDENTIFICATION NUMBER (TIN)

(ISSUED UNDER SECTION 133 OF THE INCOME TAX ACT NO. 11 OF 2004)

THIS IS TO CERTIFY THAT

HANSON (TANZANIA) LIMITED

.....

has been registered with the Tanzania Revenue
Authority and assigned the Taxpayer
Identification Number

119-580-013

.....
29-Jan-2013

with effect from

A handwritten signature in black ink, appearing to read 'P. N. Kassera', is written over a rectangular stamp area.

P. N. Kassera

OFFICIAL SEAL

COMMISSIONER FOR DOMESTIC REVENUE



S/N	Description of goods	Qty
1	Auto paint baking room system set	2
2	Large Hydraulic cutting system	2
3	40T Hydraulic Bending machine	1
4	Varnish spray units	2
5	PVC powder Spray units	2
6	Electrostatic generator	3
7	50T door cool press machine	2
8	25T punching machine	8
9	16T punching machine	6
10	Combination Punching Machine	2
11	Door hot press machine	2
12	Precision sliding table saw	3
13	Wooden slotting machine	3
14	Wooden Router machine	5
15	Laminating packing machine	2
16	Metal door frame roll forming machine set	3
17	Automatic four columns hydraulic press machine	1
18	Metal roll Release machine	3
19	Metal bend saw	3
20	Wilding machine	5
21	3T Fork lift	1
22	50KW power generator station	1
23	High pressure Sand polish machine	3
24	3D Fully automatic heat side transfer machine	2
25	Manual sealing Curve side ironing machine	3
26	Automatic UV sheets bending machine	2
27	Door & window Assembly machine	2
28	Architrave heat transfer machine	2
29	Door plate heat transfer machine	3
30	Multi drilling machine system	2
31	Automatic edge sealing machine	2
32	Double sides curved edge banding machine	2
33	Bend saw	3
34	Wooden sander machine	3
35	Light Truck	2
36	single cabin pick up	2



HANSON

Hanson (Tanzania) Limited PO Box 34058 DSM Mobile:0716 890812 Email: goodbuildre@live.com

S/N	Description of goods	Qty
37	Air Compressor	5
38	Hydraulic pallet trucks 3T	5
39	Exhaust fan	15
40	Fan	10
41	nail gun	8
42	spray gun	13
43	Angle grinder	10
44	500KW transformer	1
45	High-pressure water wash machine	2



Building Materials :

S/N	Goods Explain	Qty
1	.Metal Roofing sheets	1700SQM
2	Metal tube for form Roof trusses 50mm x3mmx6000mm 1½ x 3mm x 6000mm	250 length 200length
3	Metal tube for column (120mmx3mmx60000mm)	30 length
4	Metal "C" crossbeam (50mmx3mm x 175mm)	98 length
5	metal mesh (100mm x 3mm x 60000mm)	30 sheets
6	Square tube: 40mmx20mmx6000mm 40mmx40mmx6000mm	90 Length 120 Length
7	Angle steels 50mmx50mmx6000mm	100Length
8	metal sheets for form gate (1000mmx2000mmx2mm) Welding rod	20sheets 100KG
9	36 ² cable	200 meters
10	UPVC window (2300mm x 2000mm) UPVC window (1200mm x1200mm) Metal door (900mmx 2100mm)	15 10 10
11	Electrical main distribution cabinet unit (complete with fittings)	1
12	Main Combine cable	30meter
13	BV Copper wire: 35 ² Copper wire 16 ² Copper wire 10 ² Copper wire 6 ² Copper wire 4 ² Copper wire 2.5 ² Copper wire	1000meters 800M 500M 600M 400M 1000M
14	Sub- distribution units (complete with fittings)	15
15	Wire Stands	30
16	Ceiling lighting 200w (Energy-saving lamps)	45
17	Outdoor Security lighting	10
18	Lighting Sockets	70
19	Lighting Switch	20



TANZANIA REVENUE AUTHORITY

TRA/CE/C/P.20/08/3090

22th April, 2013

Managing Director,
M/S Hanson (Tanzania) Limited,
P.O.BOX 80380,
COAST REGION.

**RE: DUTY/VAT EXEMPTION ON CAPITAL/DEEMED CAPITAL GOODS
CERTIFICATE OF INCENTIVES NO.042403 OF 08th MARCH, 2013 TIN:
119-580-013.**

We are writing in response to your letter of 12th March, 2013 as supported by the letter Ref. TICC/PP.10/042403/6 of 15th March, 2013 from Tanzania Investment Centre, regarding the captioned subject.

We hereby confirm and approve items as per two (02) pages list herewith attached as capital/deemed capital goods for establishment and facilitation of your project with certificate of incentives mentioned above. Please note that the age of the approved motor vehicles at the time of importation should be within the limit imposed by the law. You are also advised to take note of the deleted items are not eligible for exemption under the project and locally available items are to be procured locally.

The approved goods will be granted 90% import duty exemption and VAT will be relieved to the tune 45% of the amount of VAT payable. Please complete VAT form 224 and submit for approval to the Commissioner for Domestic Revenue for local purchases and the Commissioner for Customs and Excise for importations.

Sincerely yours,

Said Athumani

FOR: COMMISSIONER FOR CUSTOMS AND EXCISE.

EC/
C: C: Manager – Customs Service Centre
C.C: Manager Tax Exemption,
C.C: Manager- TRA Coast Region,
✓C.C: Executive Director,
Tanzania Investment Centre,
DSM.

ISO 9001 : 2008 Certified

CUSTOMS & EXCISE DEPARTMENT

Sokoine Drive, P.O. Box 9053, Dar es Salaam, Tanzania

Tel: +255-22-2117765, or 255-22-2127783/4/6/8 Fax: +255 22 2138878/2135193



S/N	Description of goods	Qty
1	Auto paint baking room system set	2
2	Large Hydraulic cutting system	2
3	40T Hydraulic Bending machine	1
4	Varnish spray units	2
5	PVC powder Spray units	2
6	Electrostatic generator	3
7	50T door cool press machine	2
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33	Bend saw	3
34	Wooden sander machine	3
35	Light Truck	2
36	single cabin pick up	2





Hanson (Tanzania) Limited PO Box 34058 DSM Mobile:0716 890812 Email: goodbuildre@live.com

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45	High-pressure water wash machine	2





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15	Wire Stands	30
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17	Outdoor Security lighting	10
18	Lighting Sockets	70
19	Lighting Switch	20

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Invoice



Date: 28-Aug-2018

Invoice No: 1396292

TO: TANZANIA INVESTMENT CENTRE
P.O Box 938
Dar Es Salaam

LOT ID: 351558, LOT NUMBER: 178, AREA: 28546 SQM
BLOCK: H MAKURUNGE IN BAGAMOYO URBAN AREA, COAST

Description	Amount	Amount Due
Land rent From 1st July, 2018 to 30th June, 2019	1,570,030.00	1,570,030.00
Registration Fee	314,006.00	314,006.00
Certificate of Occupancy Fee	50,000.00	50,000.00
Deed Plan Fee	20,000.00	20,000.00
Survey Fee	0.00	0.00
Stamp Duty	78,591.50	78,591.50
Premium	7,136,500.00	7,136,500.00
Acquisition	0.00	0.00
TOTAL	9,169,127.50	9,169,127.50

Issued By: 
Kissa Peter
Mwambambale

FOR: COMMISSIONER FOR
LANDS

THE UNITED REPUBLIC OF TANZANIA
TANZANIA INVESTMENT CENTRE

Telegraphic Address: "INVEST"
 Tel: No: (255)-22-2116328
 Fax (255 -22)- 2118253
 E-mail: information@tic.co.tz
 Website: www.tic.go.tz
 In reply please quote:



Shaaban Robert Street
 P.O. Box 938
 DAR ES SALAAM.

Ref. No:TICC/.PP.10/042403/8

05 Septemba 2018

Kamishna wa Ardhi,
 Wizara ya Ardhi, Nyumba na Maendeleo ya Makazi,
 S.L.P.9230,
 1 Mtaa wa Ardhi,
11477 DAR ES SALAAM

**YAH: KUTAYARISHA HATI YA KIWANJA NA. 178 KITALU 'H'
 MMAKURUNGE BAGAMOYO MJINI.**

Tafadhali rejea invoice uliyotutumia tarehe 28/08/2018 ikitutaka kulipia kiwanja kilichotajwa hapo juu, jumla ya Shilingi 9,169,127.50

Napenda kukutaarifu kwamba malipo hayo yamefanyika kwa ukamilifu kama ulivyoelekeza.

Pamoja na barua hii, tumekuambatishia nakala za invoice iliyotajwa pamoja na stakabadhi za malipo kwa ajili ya urahisi wa rejea na hatua zaidi.

KITUO CHA UWEKEZAJI TANZANIA

Ayubu L. Sizya
K.n.y: MKURUGENZI MTENDAJI

TICC/ PP.10/042403/8

05 Septemba 2018

Kamishna wa Ardhi,
Wizara ya Ardhi, Nyumba na Maendeleo ya Makazi,
S.L.P.9230,
1 Mtaa wa Ardhi,
11477 DAR ES SALAAM

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KITUO CHA UWEKEZAJI TANZANIA



Ayubu L. Sizya

K.n.y: MKURUGENZI MTENDAJI

(E)

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT OF 1999
(NO. 4 OF 1999)
DESIGNATION OF LAND FOR INVESTMENT
PURPOSES
(Under Section 20)

I NATHANIEL NHONGE MATHEW of P.O Box 9130 Dar es Salaam being Assistant Commissioner for Lands **HEREBY DESIGNATE** the following land for investment purposes under the **Tanzania Investment Act No. 26 of 1997.**

- (a) Location: **Area known as Plot no. 178 block 'H' - at Makurunge in Bagamoyo urban Area - Bagamoyo District**
- (b) The land contains **twenty eight thousand five hundred and forty six (28546) square meters** bound with beacons ZSG 404, ZSG 405, ZSG 406, ZSG 407, ZSG 408, ZSG 409, ZSG 410, ZSG 411, CBN 1, ZCC 111 and CBN 2 as defined on the registered Survey Plan No. **97319.**
- (c) Situated in **Bagamoyo District**
- (d) The land is designated for **Light Industry purposes.**

Dated at Sh This June day of 2018

[Signature]
Commissioner for Lands

Copies served upon us:

.....
Director General of the Tanzania Investment Centre

Date:

[Signature]
.....
Authorized officer in charge of the District

Date: 30-05-2018
AUTHORISED LAND OFFICER
P.O. BOX 59
BAGAMOYO, COAST REGION

JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

Simu +255 22 211 3165
Nukushi: +255 22 212 4576
Baruapepe: cl@ardhi.go.tz



IMTAA WA ARDHI
11477 DAR ES SALAAM

Unapojibutafadhalitaja:

Kumb. Na. LD/361544/10

Mkurugenzi Mtendaji,
Kituo cha Uwekezaji Tanzania,
S.L.P. 938,
DAR ES SALAAM.



12/06/2018

YAH: KIWANJA NA. 178 KITALU 'H' MAKURUNGE-BAGAMOYO

Tafadhali rejea kichwa cha habari hapo juu.

Tumepokea maombi toka Halmashauri ya Bagamoyo kwa barua yenye Kumb.Na.BAG/LD/33759/19 ya tarehe 30/05/2018 kwa ajili ya kutangaza kiwanja hiki kuwa ardhi ya Uwekezaji. Kwa mujibu wa viambatisho vya maombi hayo, mwekezaji ana Cheti cha Uwekezaji(certificate of incentives) Na.042403, Mchoro wa Mipango Miji Na.19/BGY/762/122013A, Hati ya Usajili wa mlipa kodi na Leseni ya Biashara.

Hivyo, Kamishna Msaidizi wa Ardhi Kanda ya Dar es Salaam na Pwani amesaini Fomu Na.1 ambayo tunaiwasilisha kwa ajili ya kupata saini yako na hatua za matangazo. Aidha, baada ya hatua ya matangazo unaombwa kutuwasilishia nakala ya Gazeti la Serikali ili tuweze kuendelea na hatua zinazofuata.

Nakutakia utekelezaji mwema.

Kissa Peter
Kny: KAMISHNA WA ARDHI

Nakala: Hanson (Tanzania) Limited,
S.L.P. 34058,
DAR ES SALAAM.

TIC/ PP.10/042403/10

03/10/2018

Kamishna wa Ardhi Msaidizi,
Kanda ya Dar Es Salaam,
1 Mtaa wa Ardhi,
S.L.P 9230,
11477 DAR ES SALAAM

**YAH: KUWASILISHA RASIMU YA HATI YA KIWANJA NA. 178
KITALU 'H' MAKURUNGE, WILAYA YA BAGAMOYO**

Rejea kichwa cha habari kilichopo hapo juu,

Rasimu ya Hati kwa ajili ya kiwanja liliotajwa, zimeshasainiwa na Mkurugenzi Mtendaji wa Kituo cha Uwekezaji. Hivyo naziwasilisha kwako kwa ajili ya sahihi yako pamoja na kusajiliwa na Msajili wa Hati Msaidizi, Kanda ya Dar Es Salaam.

Nakushukuru kwa ushirikiano wako,
KITUO CHA UWEKEZAJI TANZANIA



Ayubu.L. Sizya

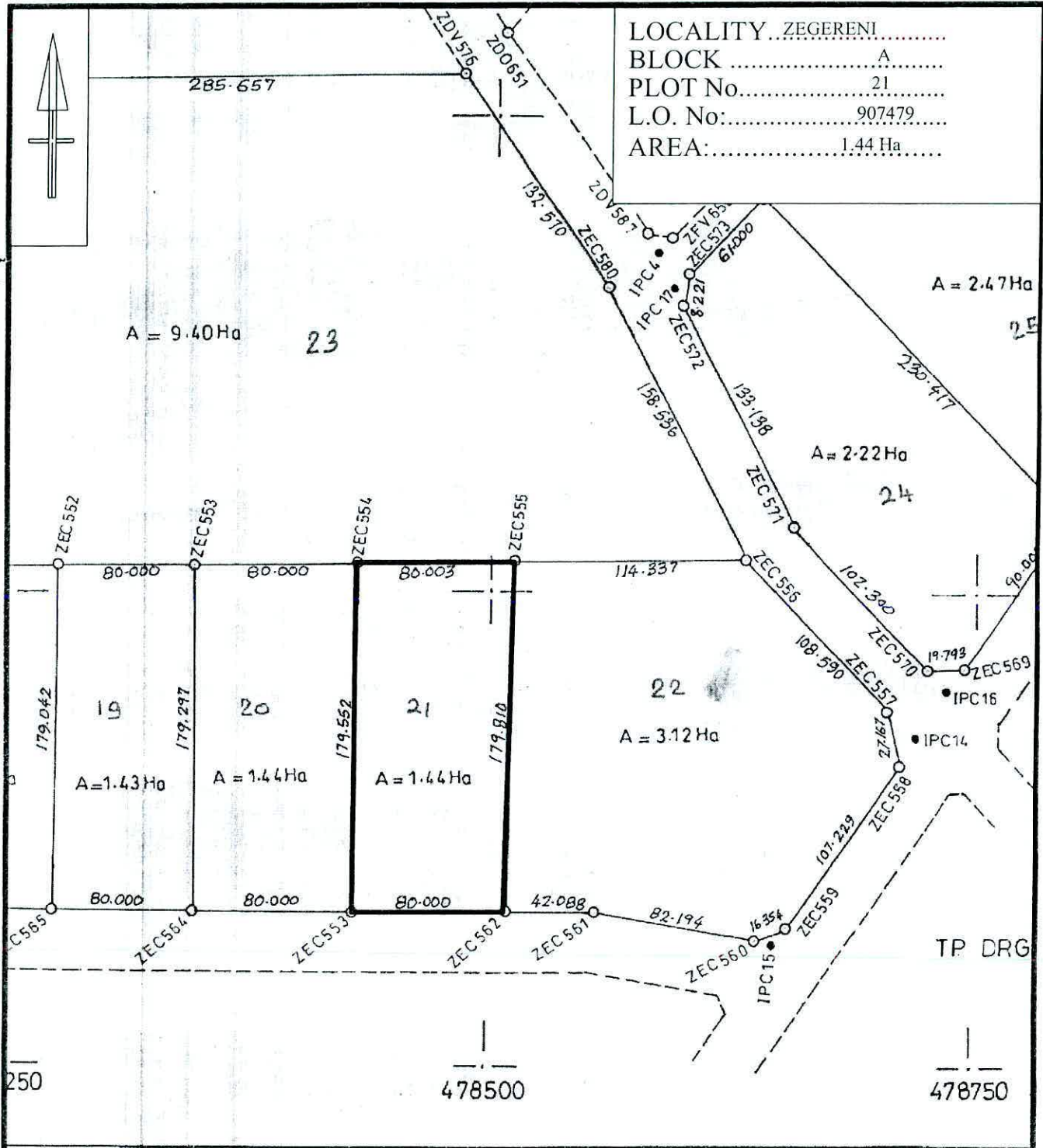
K.n.y: MKURUGENZI MTENDAJI.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Building shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Kibaha Township** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. The Occupier shall further
- (i) Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
 - (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
 - (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
 - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used **Industrial** purposes only, Use Group 'N' Uses classes (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.

Je

KIBAHA TOWNSHIP

LOCALITY ..ZEGERENI.....
 BLOCK A
 PLOT No..... 21
 L.O. No:..... 907479
 AREA:..... 1.44 Ha



2500

12-2011

The issue of this plan implies no guarantee or admission of title by the government

This plan is prepared in accordance with Registered Plan No..... 68013

It is approved for purpose of the Land Registration Act 334

For Director of Surveys and Mapping..... *[Signature]* Date 19-09-2018

Ministry of Lands, Housing and Human Settlements Development, Dodoma

[Handwritten mark]

SCHEDULE

ALL that Land known as Plot No. 21 Block 'A' situated at Zegereni in Kibaha Township containing one decimal point four four (1.44) hector shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 68013 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

Given under my hand and my official seal the day and year first above written.

ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us)
this.....27..... day of SEPTEMBER....., 2018.)

Signature.....*[Handwritten Signature]*.....)

Postal Address: BOX 938)

DAR ES SALAAM)

Qualification: EXECUTIVE DIRECTOR)

Signature.....*[Handwritten Signature]*.....)

Postal Address: P.O. BOX 938)

DAR ES SALAAM)

Qualification: SENIOR LEGAL OFFICER)

JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

Simu +255 22 211 3165
Nukushi: +255 22 212 4576
Barua pepe: cl@ardhi.go.tz



IMTAA WA ARDHI
11477 DAR ES SALAAM

Unapojibutafadhalitaja:

Kumb. Na. LD/361544/10

Mkurugenzi Mtendaji,
Kituo cha Uwekezaji Tanzania,
S.L.P. 938,
DAR ES SALAAM.



12/06/2018

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Nakutakia utekelezaji mwema.

Kissa Peter

Kny: KAMISHNA WA ARDHI

Nakala: Hanson (Tanzania) Limited,
S.L.P. 34058,
DAR ES SALAAM.



No 00219709

THE UNITED REPUBLIC OF TANZANIA

Certificate of Incentives

(Section 17 of the Tanzania Investment Act, 1997)

No: 042403

This is to certify that

HANSON (TANZANIA) LIMITED

of address P.O. BOX 80380

COAST REGION

has been granted a Certificate of Incentives to invest in a new, ~~XXXXXXXXXXXX/XXXXXXXXXX~~
~~XXXXXXXXXX~~ enterprise known as

HANSON (TANZANIA) LIMITED

Which is located at PLOT NO. 1 & 2 BLOCK E. MWANAMBAYA

MKURANGA - PWANI

Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf.

Ag. Executive Director

Tanzania Investment Centre
P.O. Box 938, Dar es Salaam



Dated 8TH MARCH 2013



THE UNITED REPUBLIC OF TANZANIA

0223780

Certificate of Incentives

THIS CERTIFICATE (Section 17 of the Tanzania Investment Act, 1997)

REPLACES THE PREVIOUS

ONE NO. 042403 ISSUED ON 042403

8/3/2013

No:

AMENDMENT ON PROJECT

LOCATION HAS BEEN EFFECTED

W. M. M. M.

This is to certify that

W. M. M. M.

.....
HANSON (TANZANIA) LIMITED
.....

of address.....

P.O. BOX 80380

COAST REGION
.....

has been granted a Certificate of Incentives to invest in a new, ~~rehabilitation/expansion~~
~~activity of the~~ enterprise known as

.....
HANSON (TANZANIA) LIMITED
.....

Which is located at

PLOT NO. 178, BLOCK H, MAKURUNGE, BAGAMOYO

COAST REGION
.....

Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf.

W. M. M. M.

.....
Executive Director

Tanzania Investment Centre
P.O.Box 938, Dar es Salaam

Dated 30TH OCTOBER 2018
.....



This Certificate is issued in accordance with the provisions of Section 17 of the Tanzania Investment Act, 1997 and subject to the conditions prescribed under item 14 and 15 hereafter:-

1. Shareholders

	Nationality	Shareholding (%)
Zheng Wen Bin	Chinese	40
Zheng Jian Qing	Chinese	60
2. Proposed Activities: **To establish project for manufacturing of high quality door series (metal) and related products**
3. Sector: **Manufacturing** Subsector: **Door series & Window**
4. Investment cost: Foreign **UD 1.165m.** Local **-** Total **USD 1.165m.**
5. Project Financing: Equity **USD 1.165m.** Loans **-** Total **USD 1.165m.**
6. Source, terms and conditions of loan.....
7. Assets to be invested:

	Foreign	Local	Total
Capital items:	USD 1.165m.	-	USD 1.165m.
8. Technology Agreement **None**
9. Date of TIC Registration: **5th March 2013**
10. Implementation period **March 2013 - February 2016**
11. Operative date **March 2016**
12. Investment Incentive Grade: As defined in part III Section 19(1), (2) and Section 20 of the Tanzania Investment Act, 1997
 - (i) Applicable Import Duty **EAC Customs Management Act, 2004 and VAT Act, 2011**
 - (ii) Applicable with-holding Tax **As per Income Tax Act, 2004 (as amended)**
 - (iii) Eligibility of Capital Allowances **As per Income Tax Act, 2004 (as amended)**
13. Protection of Investment, Arbitration and Transfer of Foreign Currency as defined in part III Section 21, 22 and 23 of the Act.
14. Conditions attached to this Certificate of Incentives
 - (i) Date of Commencement of investment has to be notified to the Centre.
 - (ii) Certificate not to be transferred, assigned or ammended
 - (iii) Failure to commence implementation within two years invalidates Certificate
 - (iv). Failure to operate investment must be notified to the Centre
 - (v) Changes in shareholding, project activities and level of invested capital must be notified to the Centre
15. Additional conditions attached to Certificate
Finished goods are not allowed under this Certificate

Signed 
Executive Director



HANSON (TANZANIA) LIMITED

10

P O BOX 34058
DAR ES SALAAM
TEL:+255766222833

Email: Hansondoors666@gmail.com

OUR REF: TICA1/18102018

DATE:18 OCT 2018

EXECUTIVE DIRECTOR
TANZANIA INVESTMENT CENTRE
P O BOX 938
DAR ES SALAAM

DEAR SIR/MADAM

RE: REQUEST CHANGE NEW ADDRESS FOR CERTIFICATE OF INCENTIVE

Refer to above

We are going to move from:

PLOT1&2, BLOCK E, MWANABAYA, MKURANGA PWANI. TO:

PLOT 178, BLOCK H, MAKURUNGE, BAGAMOYO, COAST.

And we request to change the above address on Certificate of Incentive.

We submit the following document to support the request:

- Original CERTIFICATE OF INCENTIVE
- The payment bill for MINISTRY OF LAND
- The TIC payment bill for plot.

We hope that our request will be approved!

Yours sincerely

Jianqing zheng
MANAGING DIRECTOR





THE UNITED REPUBLIC OF TANZANIA
TANZANIA INVESTMENT CENTRE (TIC)
Shaaban Robert Street, P.O. Box 938 , Dar Es Salaam
Tel. +255 22 2116328-31 , Fax : +255 22 2118253



RECEIPT

Received from :
HANSON Tanzania Ltd
P. O. Box 38009,
Dar Es Salaam .

Customer_TIN :

Amount in words:
One Thousand Only

In respect of:
Certificate of Incentives

Receipt No: REC043400
TIN: 100-676-346
Receipt Date: 10/19/2018 12:00:00
Currency: USD
Cash/ Cheque No: D/Deposit 19/10

ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	UOM	DISCOUNT	AMOUNT
140309	Certificate of Incentives fees	1.00	1,000.00	FEES	0.00	1,000.00
SUBTOTAL:						1,000.00
VAT:						0.00
GTOTAL:						1,000.00

Note : Unclaimed refund beyond three years will be forfeited

buisso

Receiving Officer

Signature

For Executive Director
Tanzania Investment Centre

Official Stamp

TIC/ B.10/17/87

28/08/2018

The Managing Director,
Hanson Tanzania Ltd,
P O Box 38009,
DAR ES SALAAM.

**RE: PAYMENT INVOICE FOR PLOT NO. 178 BLOCK 'H' MAKURUNGE -
BAGAMOYO DISTRICT.**

Kindly be referred to the above subject.

You may recall that you paid to the Ministry of Lands a total of TZS 9,169,127.00 being various land fees for the above mentioned Plot.

Please be reminded to pay also TIC facilitation fees, at the rate of 10% of the above mentioned sum (i.e. 916,912.75). Pay through **Standard Chartered Bank**

- Account No: **0102006002000**
- Account Name: **Tanzania Investment Centre**

You are further advised to bring copies of receipts showing payment of the said land fees to the Ministry of Lands.

Kind regards

Ayubu L Sizya
For: EXECUTIVE DIRECTOR

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Invoice



Date: 28-Aug-2018

Invoice No: 1396292

TO: TANZANIA INVESTMENT CENTRE
P.O Box 938
Dar Es Salaam

LOT ID: 351558, LOT NUMBER: 178, AREA: 28546 SQM
BLOCK: H MAKURUNGE IN BAGAMOYO URBAN AREA, COAST

Description	Amount	Amount Due
Land rent From 1st July, 2018 to 30th June, 2019	1,570,030.00	1,570,030.00
Registration Fee	314,006.00	314,006.00
Certificate of Occupancy Fee	50,000.00	50,000.00
Deed Plan Fee	20,000.00	20,000.00
Survey Fee	0.00	0.00
Stamp Duty	78,591.50	78,591.50
Premium	7,136,500.00	7,136,500.00
Acquisition	0.00	0.00
TOTAL	9,169,127.50	9,169,127.50

Issued By: 
Kissa Peter
Mwambambale

FOR: COMMISSIONER FOR
LANDS



THE UNITED REPUBLIC OF TANZANIA

TANZANIA INVESTMENT CENTRE (TIC)
Shaaban Robert Street, P.O. Box 938 , Dar Es Salaam
Tel. +255 22 2116328-31 , Fax : +255 22 2118253



RECEIPT

Received from :
HANSON Tanzania Ltd
P. O. Box 38009,
Dar Es Salaam .

Receipt No: REC042338
TIN: 100-676-346
Receipt Date: 9/3/2018 12:00:00AM
Currency: TZS
Cash/ Cheque No: D/Deposit 03/09

Customer_TIN :

Amount in words:
Nine Hundred Seventeen Thousand Only

In respect of:
Land Rent Facilitation Fee - Bagamoyo

ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	UOM	DISCOUNT	AMOUNT
140290	Facilitation Fees	1.00	917,000.00	FEES	0.00	917,000.00
SUBTOTAL:						917,000.00
VAT:						0.00
GTOTAL:						917,000.00

Note : Unclaimed refund beyond three years will be forfeited

buisso

Receiving Officer

Signature

*For Executive Director
Tanzania Investment Centre*

Official Stamp