

JCRA SECURITY SYSTEMS LIMITED – CERTIFICATE NO: 2023-11018

PROJECT PROGRESS REPORT AS AT 30TH MARCH 2023



Front View of the of the Office Building, Plot No: 65A Nyakabungo Area, Isamilo Ward, Mwanza

(i) Contact Address

Plot No: 65 Block “A” Valley Street, Nyakabungo Area, Isamilo Ward,
Nyamagana District, Mwanza Region
P.O. Box 574 Mwanza

Mobile Phone: +255 78 777 8888

E-mail: ijcrasecuritysystems@gmail.com/flukwaro@gmail.com

(ii) Contact Persons

(1) Mr. Jeremia Bezuidenhout (Managing Director)

Mobile Phone/WhatsApp: +27 81 017 2455

E-mail: jurie78@gmail.com

(2) Mr. Fanuel Yona Lukwaro (Director)

Mobile Phone: +255 78 777 8888

E-mail: flukwaro@gmail.com

(iii) Project Location

Plot No: 65 Block “A” Valley Street, Nyakabungo Area, Isamilo Ward, Nyamagana District, Mwanza Region

(iv) Project Activities

Installation and Maintenance of Security Systems, Supply of Security Equipment, and Provision of Security Guard Services are the major activities but we also have another division for manufacture of garments

(v) Status of Implementation

PERMITS, AUTHORIZATIONS AND LICENCES

The project is in the initial stages of implementation. So far we have managed to register the company with BRELA (Certificate of Incorporation No. 1558668858) 31/10,2022, obtained TIN Certificate No. 158-668-858 (31/10/2022), Tax Clearance Certificate No. 261-0151-1264 (25/01/2023), VAT Certificate No. 40-311073-F (13/02/2023). As proceduredemane, prior to company incorporation we applied for and obtained Police Permit Ref. No. PHQ/SO.1/PS/200/A/VOL. II/16 on 26/10 2022

We have further processed and obtained Business Licences for Installation and Maintenance of Security Systems (B. 4458510 dated 28-02-2023 – Mwanza City Council), Private Security Guards Services (B. 4459442 dated 29-03-2023} - Mwanza City Council, and Manufacture of Garments (B.4458509 dated 28/02/2023 – Mwanza City Council). We have likewise applied for and granted Business Licence (Import and Sales of Tracking and Surveillance Equipment) No. 20000044065 from BRELA dated March 13. We have also ammended our Company BRELA deals to reflect changes of location and address of the project. Again, location of our Police Permit to operate security guard services has been amended to read Mwanza instead of Geita where the project was initially registered.

RESIDENCE PERMITS

Only two or our foreign directors requires new Residence Permits as the other two are already in the company and operating under the name of M/s Pro Mining Services Ltd. These are Hendrik Nicolaas Coetse – e-Permit WPAQ/4030/3021 RP QA00753721A00 expiry 27/05/2023; and Jozua Caleb Coetsee (WPAQ/4028/2021 RP QA00753621A00 expiry 27/05/2023).

We have applied for Work/Residence Permits for the Managing Director, Mr. Jeremia Bezuidenhout and Ms. Chantel Nicoline Bezuidenhout. Both applications have already been granted and ready for collection and the two directors arrived in the country on 29th March ready for full swing implementation of the project.

CHANGE OF BUSINESS LOCATION AND ADDRESS

The initial registered office and head office was Plot No. 50 Block “G” Nyamilembo Street, Mtakuja Ward, Geita Township P.O. Box 491 Geita. This is the address of affiliated company, M/s Pro Mining Services Ltd whose directors/shareholders have also shareholding stake in JCRA Security Systems Ltd. However, on implementation we have decided to locate the registered office and head quarters in Mwanza where we have leased property in the address below of which forms the basis of our request for amendment of our TIC Certificate of Incentives:

Plot No. 65 Block “A” Valley Street, Nyakabungo Area, Isamilo Ward, Nyamagana District, Mwanza Region, P.O. Box 574 Mwanza.

(vi) Investments to-date

So far we have only invested in pre-operation activities as indicated under section (v) of this report. Total investment to-date is in the excess of US\$ 28,000- in the pre-operation costs alone.

(vii) Employment

JCRA Security Systems Ltd envisages employing about 71 people in its three divisions of (i) Installation and Maintenance of Security Systems; Importation and Sales of Security Equipment; and Security Guard services. So far the project is in initial stages of implementation and therefore has not employed any permanent employee other than hiring consultancy services here and there as well as the direct involvement of the directors to implement pre-operational services. Permanent employment will commence after 1st April when the project will officially initiate full implementation.

(viii) Challenges

- So far we have received every support we required from all government support institutions we have approached in obtaining permits, authorization and licences, including the Police Force which we are very grateful for the cordial reception and services accorded to us.
- Notwithstanding the rate at which we have sailed through so far, we expect challenges on start of implementation of activities, including high

completions in obtaining security tenders given that we are new to the market.

(ix) Strategies for the Future

The project is still under implementation. So far we have only managed to undertake the necessary pre-operational activities as explained elsewhere but we are now nearing full swing implementation.

Though the project is comprised of four divisions, we are planning to start with importation and sales of tracking and surveillance equipment, and manufacture of garment which will be under direct supervision of Ms. Chantel Nicoline Bezuidenhout, while we look for contracts for installation and maintenance of security systems which will be our third target. We are still investigating the feasibility of establishing private guard security services (to include investigative services) given the high competition in the market.

LEASE AGREEMENT

This LEASE AGREEMENT is made this 29th Day of January 2023

BETWEEN

JOHN ALOIS MROSO adult, natural person of P. O. Box 9752, Dar es Salaam, hereinafter called the "**Lessor**", (which expression shall where the context allows include his heirs, successors in title, assigns and legal representative) of the one part;

AND

JCRA Security Systems Limited – Reg No: 158668858, hereinafter called the Lessee, (which expression shall where the context allows include the successor in title, assigns and legal representatives) of the other part;

WHEREAS the Lessor wishes to lease his property on Plot number **65A** Isamilo, Mwanza city, Tanzania to the Lessee and the Lessee agrees to be tenant on the property on the terms and conditions hereinafter stipulated;

NOW THEREFORE, THIS AGREEMENT witnessed as follows:-



[Handwritten signature]
2/2/2023

1.0 DEFINITIONS:-

1.1 In this agreement unless the context provides otherwise:-

"Agreement" means this Lease Agreement between the Lessor and the Lessee relating to the letting of the entire property.

"Consideration" means the amount or the nominal consideration of USD Nine hundred (900.00) per month as the rent only for the property.

"Law" means the laws of the United Republic of Tanzania.

"Lease Period" means the tenure of this Lease Agreement which is Thirty-Six (36) months.

"Parties" means the signatories to this agreement and /or their validly constituted representatives.

"Property" means the parcel of land with buildings, walls fixtures, trees, flowers, fences and lawns on Plot number 65A, Isamilo, Mwanza city with Certificate of Title number 033006/19.

"USD" means United States Dollars, the currency of the United States of America.

1.2 Reference to the singular includes, where the context so admits, reference to the plural and vice versa.



Peter Joseph
2/2/2023

- 3.4 The Lessee shall not, without the express prior authorisation of the Lessor or his duly authorised /recognised agent, make any alterations, changes, modifications, or additions to any of the houses, the grounds, structural fixtures, perimeter walls or remove fittings and fixtures or drive nails to the house walls so as to make the walls unsightly.
- 3.5 The Lessee shall not assign or sub-lease or transfer in any manner whatsoever the houses or any part of the Property.
- 3.6 The Lessee shall at all times during the lease period be responsible to pay fully for the use of electricity, telephone services, water and for the disposal of waste, sewage, matter, refuse and any other unwanted thing whatsoever from the houses or grounds of the property.
- 3.7 The Lessee shall during the lease period be responsible to pay servants, gardeners or watchmen engaged by him and who work for the tidiness, security and safety of the house and any property on the premises.
- 3.8 The Lessee shall allow, without undue hindrance or inconvenience, the Lessor and or his duly appointed agents reasonable opportunity, at mutually agreed times, to enter the premises and to conduct routine checks on the condition of the house and premises thereof.
- 3.9 The Lessee must take out and maintain adequate insurance cover for all his property and cover risks over third parties on the premises.



2/2/2023

- 3.10 The Lessee covenants to use the demised premises for lawful purposes only.
- 3.11 At the end of the lease period the Lessee shall hand over to the Lessor the demised property in good tenable condition.
- 3.12 The Lessee shall make payment equivalent to one month rent as security deposit which shall be refundable at the expiry of the lease subject to any deductions arising from clause 3.3 of this agreement.
- 3.13 The Lessee shall pay for stamp duty and registration fees and all expenses related to this Agreement.
- 3.14 The Lessee shall use the property for residential and business purposes.
- 3.15 Breach by the Lessee of any of the terms and conditions stipulated in this Agreement shall render the Agreement liable to immediate termination at the option of the Lessor.

4.0 THE LESSOR COVENANTS:-

- 4.1 To pay the land rent, Municipal rates and other statutory taxes relating to the Property
- 4.2 In the event the property needing major repairs arising from normal wear and tear or from circumstances not attributable to the Lessee, his family members, agents, dependants, workers or guests, the Lessor shall be responsible for such repairs.



[Handwritten Signature]
2/2/2023

5.0 FORCE MAJEURE:-

- 5.1 No party shall be liable for any failure to perform their obligations where such failure is a result of Act of God (including fire, floods, earthquake, hurricane or other natural disaster), war, invasion, act of foreign enemy, hostility, (whether war is declared or not), civil war, rebellion, revolution, insurrection, military or usurped power or confiscation or terrorist activity, nationalisation, government sanction, blockage, embargo, labour dispute, strike, lockout or interruption or failure of electricity or telephone service.
- 5.2 Any party asserting Force Majeure as an excuse shall have the burden of proving that reasonable steps were taken (under the circumstances) to minimise delay or damage caused by foreseeable events that all the unexecuted obligations were substantially fulfilled and that the other party was timely notified of the likelihood or actual occurrence which would justify such an assertion so that other prudent precautions could be contemplated.

6.0 DISPUTE SETTLEMENT:-

Any dispute arising from or in connection with this Agreement, shall be settled amicably between the parties herein, failing which the matter will be referred to a Conciliator and failing further to Arbitration under the provision of the Arbitration Act (Cap 15 of the Laws) or in an Arbitration mode mutually agreed by the parties.



[Handwritten Signature]
2/2/2023

7.0 APPLICABLE LAW:-

This Agreement is governed by the Laws of the United Republic of Tanzania.

8.0 TERMINATION OF THE LEASE:-

Either party to the Agreement intending to terminate it otherwise than by the normal ending of the lease period, shall give to the other party not less than three (3) months notice of such intention.

9.0 NOTICES:-

All notices under this agreement shall be in writing and delivered to the party to whom it is sent for appropriate action as may be necessary. "Writing" shall also include e-mail and WhatsApp.

10.0 AMMENDMENTS:-

10.1 All or any of the provisions of this Agreement may be amended, altered, added to or replaced by mutual written agreement of the parties.

10.2 The party proposing amendments shall give sufficient notice of not less than thirty (30) days to the other party before effecting any changes to this agreement.

11.0 EXTENSION OF THE AGREEMENT:-

After this lease period, parties to the Agreement may mutually agree to extend it in its original or modified form.



[Handwritten Signature]
2/2/2023

IN WITNESS WHEREOF both parties have dully executed these presents on the date, month and year aforementioned and in the manner herein below appearing:-

SIGNED AND DELIVERED at Dar Es Salaam by


JOHN ALOIS MROSSO who is known

to me personally/identified to me

By

The latter being personally known

to me by

This 26th day of January 2023

WITNESS

Name: FRANK MAREBE

Signature: 

Address: 9752 D/M

Qualifications: SHAWIDI

Before me,

Name: SIMON RODRICK MAWALA

Signature: 

Address: 9752 D/M

Qualifications: Commissioner for Oaths




2/2/2023

SIGNED AND DELIVERED at Mwanza by
JEREMIA BEZUIDENHOUT - DIRECTOR
JCRA SECURITY SYSTEMS LTD

This .29th day of January 2023



JCRA Security Systems LDT
DIRECTOR

WITNESS

CHANTEL NICOLINE BEZUIDENHOUT – DIRECTOR
JCRA SECURITY SYSTEMS LTD

This .29th day of January 2023

