

Dew Drop Drinks Co. Ltd.

Bottling Water & Juice

The Executive Director
Tanzania Investment Center
Po Box 938
Dar Es Salaam
Tanzania

11.05.2024

RE: AMMENDMENT TO CERTIFICATE OF INCENTIVE NO 2023101465

We are a legitimate entity registered under the company's registration laws in Tanzania under certificate of incorporation number 76206 dated 5th May 2010, our entity Dew Drop Drinks Ltd is engaged in processing, manufacturing, and distribution of bottled drinking water.

We have been granted a Certificate of Incentive No 2023101465 on 30.10.2023, for constructing a new soft drink bottling plant to be based within the Municipality of Sumbawanga in Rukwa Region.

The plot numbers indicated on the certificate of incentives read as 1366, 1368, 1369, 1370, 1371, 1374, & 1376 were leased from Mr. Aziz Sood.

The intended and the proposed bottling plant is planned to be built of pieces of Land which have been allocated to Dew Drop Drinks Co Ltd by the Commissioner of Lands, kindly refer to the following details of the acquired land:

DATE OF ACQUISITION	PLOT NO	BLOCK NO	L/O NO	TITLE NO	AREA
01.04.2024	1768	TT	1593679	2962- RUKLR	6,746 SQ MT
01.04.2024	1769	TT	1593679	2691- RUKLR	2.99 HECTARES

We would very much appreciate if you could kindly take note of this development and make the necessary amendments to the certificate of incentive issued to us on the 30.10.2023.

Enclosed herewith kindly refer to the copies of the Title Deeds of the acquired land for your reference, also attached please refer to the copy of the Certificate of Incentive issued by TIC which requires to be amended.

Thank You

Yours sincerely

DEW DROP DRINKS CO. LTD.

Signature:.....

Aziz Sood

Managing Director – Dew Drop Drinks Ltd

dew@tawaqal.com

Head Office

P.O. Box 155
Fax: +255 25 280 2615
Email: dew@tawaqal.com
SUMBAWANGA

Branch

P.O. Box 39
Fax: +255 25 282 0164
Email: mpanda@tawaqal.com
MPANDA

Branch

P.O. Box 1280
Fax: +255 25 250 2620
Email: mafiat@tawaqal.com
MBEYA

Branch

P.O. Box 1664
Fax: +255 26 250 2447
Email: singida@tawaqal.com
SINGIDA

Branch

P.O. Box 80
Fax: +255 732 917 785
Email: kigoma@tawaqal.com
KIGOMA

Branch

P.O. Box 106254
Fax: +255 22 286 3254
Email: dsm@tawaqal.com
DAR ES SALAAM

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 2962



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 10 May, 2024

DREW DROP DRINKS COMPANY LIMITED
P.O Box 155
SUMBAWANGA
Sir/Gentlemen/Madam,

RE: TITLE NO: 2962 LAND OFFICE NO: 1593678
PLOT NO. 1768 BLOCK TT AT KIZWITE

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Asst. 
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: LD/SMC/L.2893 refers

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Certified as True Copy of the Original
James Lubus
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: *11/01/2024*


Date Issue:

Title Number: *2962 - RuKLR*

Land Office Number: *1593678*

Land: *PLOT No. 1768 Block "IT" KIZWITE AREA
SUMBAWANGA MUNICIPALITY*

Term:

TITLE No: 2962-RuklR
 REGISTERED ON: 10-05-2024
 AT: 11.00 A.M.

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 39751/- Paid
 On Original Receipt Shs: 924127248152116
 of: 06 Land Form No. 22
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/- Paid
 On Original Receipt Shs: 924127248152116
 of: 06-05-2024
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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


 Certified as True Copy of the Original
 James Lubus
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 11/05/2024

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 2962-RuklR
 L.O. No. 1593679
 L.D./SMC/L.2893

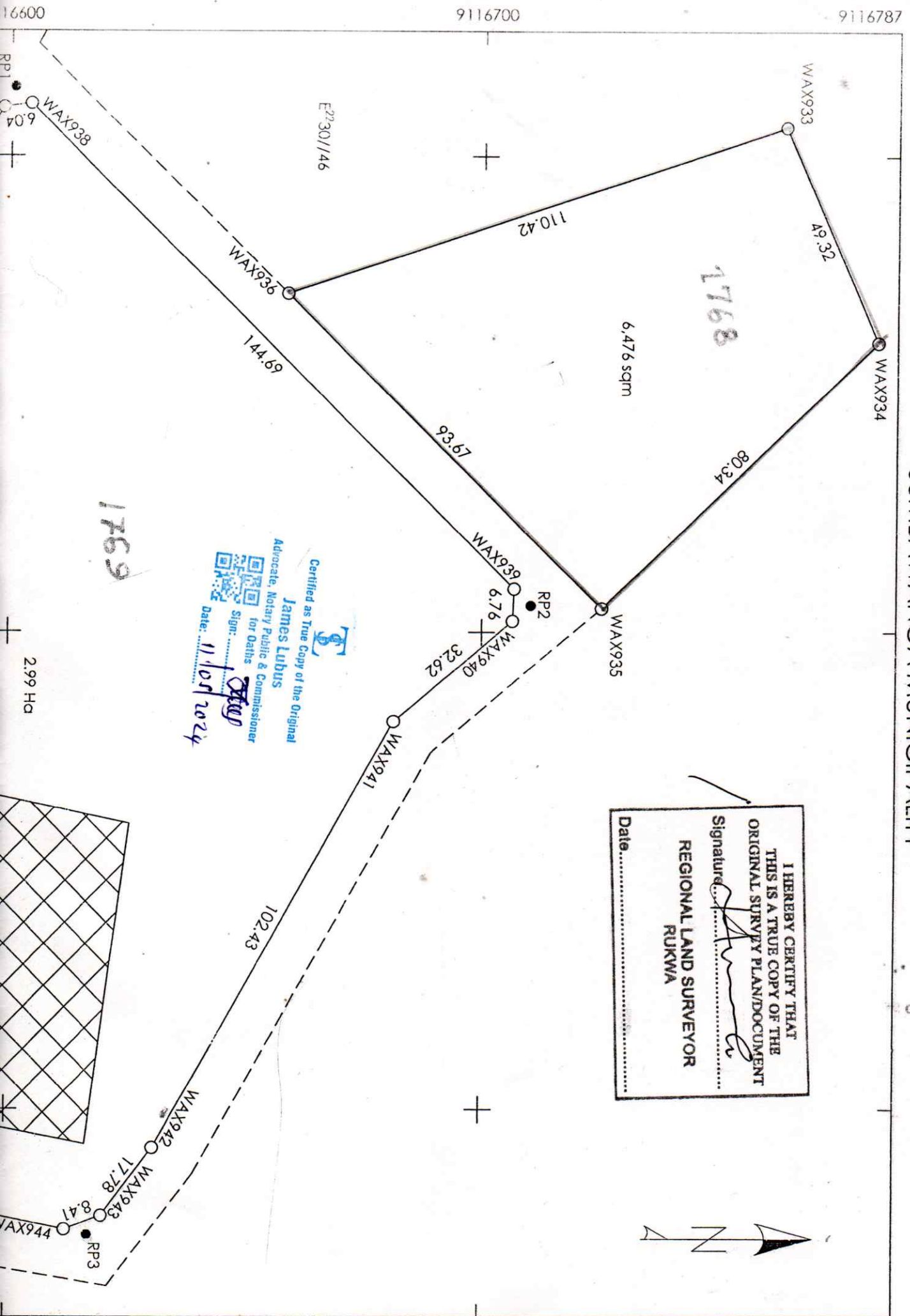
The 10th day of May Two thousand and Twenty-Four

THIS IS TO CERTIFY that **DEW DROP DRINKS COMPANY LIMITED** a Limited liability company incorporated under the **Companies Act, 2002** of P.O. Box 155 SUMBAWANGA **Mob: 0252802163** (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Ninety nine** years from the first day of **April Two Thousand Twenty Four** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2025, shall hereafter pay rent of shillings **Six Hundred Fifteen Thousand Two Hundred Twenty (Shs.615,220/=) Only** a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall: -
 - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- (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 **Sumbawanga Municipality** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Plant, maintain, protect and preserve not less than five trees on the land within thirty six months from the day of commencement of the Right. You may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by Planning Authority and ensure such trees are kept, maintained or replaced throughout the term of the Right of Occupancy.
3. The Occupier shall further: -
- (i) Make and maintain on 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.
4. **USER:** Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for **SERVICE TRADE INDUSTRY** purposes only. Use Group 'M' use classes (a) (b) and (c) as defined in the Urban Planning (Use Classes) Regulations, **2018**.
5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause and in public interest.

SURVEY OF PLOTS NO. 1768-1769 BLOCK "T" KIZWITE AREA,
 SUMBAWANGA MUNICIPALITY



I HEREBY CERTIFY THAT
 THIS IS A TRUE COPY OF THE
 ORIGINAL SURVEY PLAN/DOCUMENT
 Signature: *[Signature]*
 REGIONAL LAND SURVEYOR
 RUKWA
 Date:

Certified as True Copy of the Original
James Lubus
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: 11/01/2024

2.99 Ha

6,476 sqm

1769

1768

E²30/146

RP1

RP2

RP3

RP4

RP5

RP6

RP7

RP8

RP9

RP10

RP11

RP12

RP13

RP14

RP15

RP16

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RP95

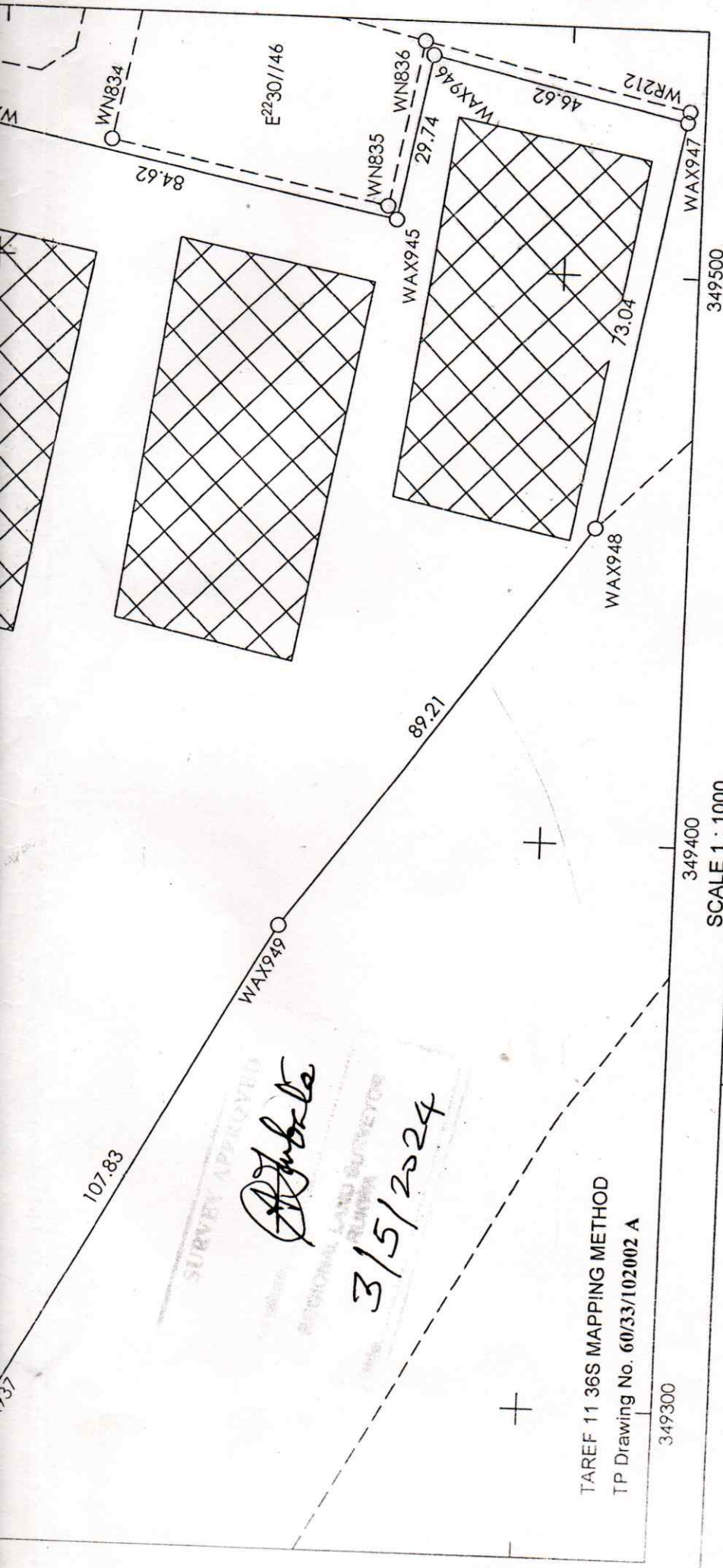
RP96

RP97

RP98

RP99

RP100



SURVEY APPROVED
[Signature]
 3/5/2024
 REGIONAL LAND SURVEYOR

TAREF 11 36S MAPPING METHOD
 TP Drawing No. 60/33/102002 A

SCALE 1 : 1000

Amendments made by:

- 1.....
 - 2.....
 - 3.....
- Photostat Copies Sent to:
- 1.....
 - 2.....
 - 3.....

Plan drawn by ; Sixberth D Peter.

I hereby certify that the survey represented by this plan was done in accordance to the survey regulations.

Date 02/05/2024

[Signature]
 JAMES J. KAJUNGU
 GOVERNMENT LAND SURVEYOR
 KUKWA REGION

Comp No **E 22 30A**
 M.P.No **207/111/1VOL.111**
 S.T.D Sheet **207/111**
 Action C.C.....
 PLAN No. **E 22 30/290**

Registered Plan No. **194320**

SCHEDULE

ALL that land known as Plot No. **1768 Block "TT"** situated at **Kizwite Area** in Sumbawanga Municipality containing **Six Thousand Four Hundred Seventy Six (6,476) Square Metres** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **194320** 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

We, the within named **DEW DROP DRINKS COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** by the said **DEW DROP DRINKS COMPANY LIMITED** who is known to me personally/identified to me by the latter being known to me personally in my presence this..... day of..... **2024**.


Certified as True Copy of the Original
James Lubus
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: **11/05/2024**

Witness's:
Name: **AZIZ MOHAMED SUUD**
Signature: 
Postal Address: **155, SUMBAWANGA**
Qualification: **DIRECTOR**

Witness's:
Name: **TARIQ AZIZ MOHAMED**
Signature: 
Postal Address: **155 - SUMBAWANGA**
Qualification: **DIRECTOR**

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 2961



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 10 May, 2024

DREW DROP DRINKS COMPANY LIMITED
P.O Box 155
SUMBAWANGA
Sir/Gentlemen/Madam,

RE: TITLE NO: 2961 LAND OFFICE NO: 1593679
PLOT NO. 1769 BLOCK TT AT KIZWITE

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Asst. REGISTRAR OF TITLES



Copy to: Commissioner for Lands
Your LD File No: LD/SMC/L. refers

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Certified as True Copy of the Original
James Lubus
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 11/05/2024

Date Issue:


Title Number: 2961 - RUKLR

Land Office Number: 1593679

Land: PLOT NO 1769 BLOCK 'TT' KIZWITE AREA
JUMBAWANGA MUNICIPALITY

Term:

TITLE No: 2961-RnkLR
 REGISTERED ON: 10-05-2024
 AT: 11:00 AM
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Stamp Land Form No. 22 Paid
 On Original Receipt Shs: 924127248151645
 of: 06-05-2024
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/- Paid
 Receipt No. 924127248151645
 of: 06-05-2024
 Stamp Duty Officer

Certified as True Copy of the Original
James Lubus
 Advocate, Notary Public & Commissioner
 for Oaths
 Date: 11/05/2024

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 2961-RnkLR
 L.O. No. 1593679
 L.D/SMC/L.2894

The 10th day of May Two thousand and **Twenty-Four**

THIS IS TO CERTIFY that **DEW DROP DRINKS COMPANY LIMITED** a Limited liability company incorporated under the **Companies Act, 2002** of P.O. Box 155 SUMBAWANGA **Mob: 0252802163** (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Ninety nine (99)** years from the first day of **April Two Thousand Twenty Four** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **2025**, shall hereafter pay rent of shillings **Two millions Eight Hundred Forty Thousand Five Hundred (Shs. 2,840,500/=) Only** a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall: -
 - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.
 - (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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by **Sumbawanga Municipality**(hereinafter called "the Authority").
 - (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands. (hereinafter called "the Commissioners").
3. The Occupier shall further: -
- (i) Make and maintain on 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) Plant, maintain, protect and preserve not less than five trees on the land within thirty six months from the day of commencement of the Right. You may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by Planning Authority and ensure such trees are kept, maintained or replaced throughout the term of the Right of Occupancy.
4. **USER:** Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for **SERVICE TRADE INDUSTRY** purposes only. Use Group 'M' use classes (a) (b) and (c) as defined in the Urban Planning (Use Classes) Regulations, **2018**
5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause and in public interest.

SURVEY OF PLOTS No 1768-1769 BLOCK "IT" KIZWITE AREA,
 SUMBAWANGA MUNICIPALITY



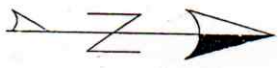
6,476 sqm

1768

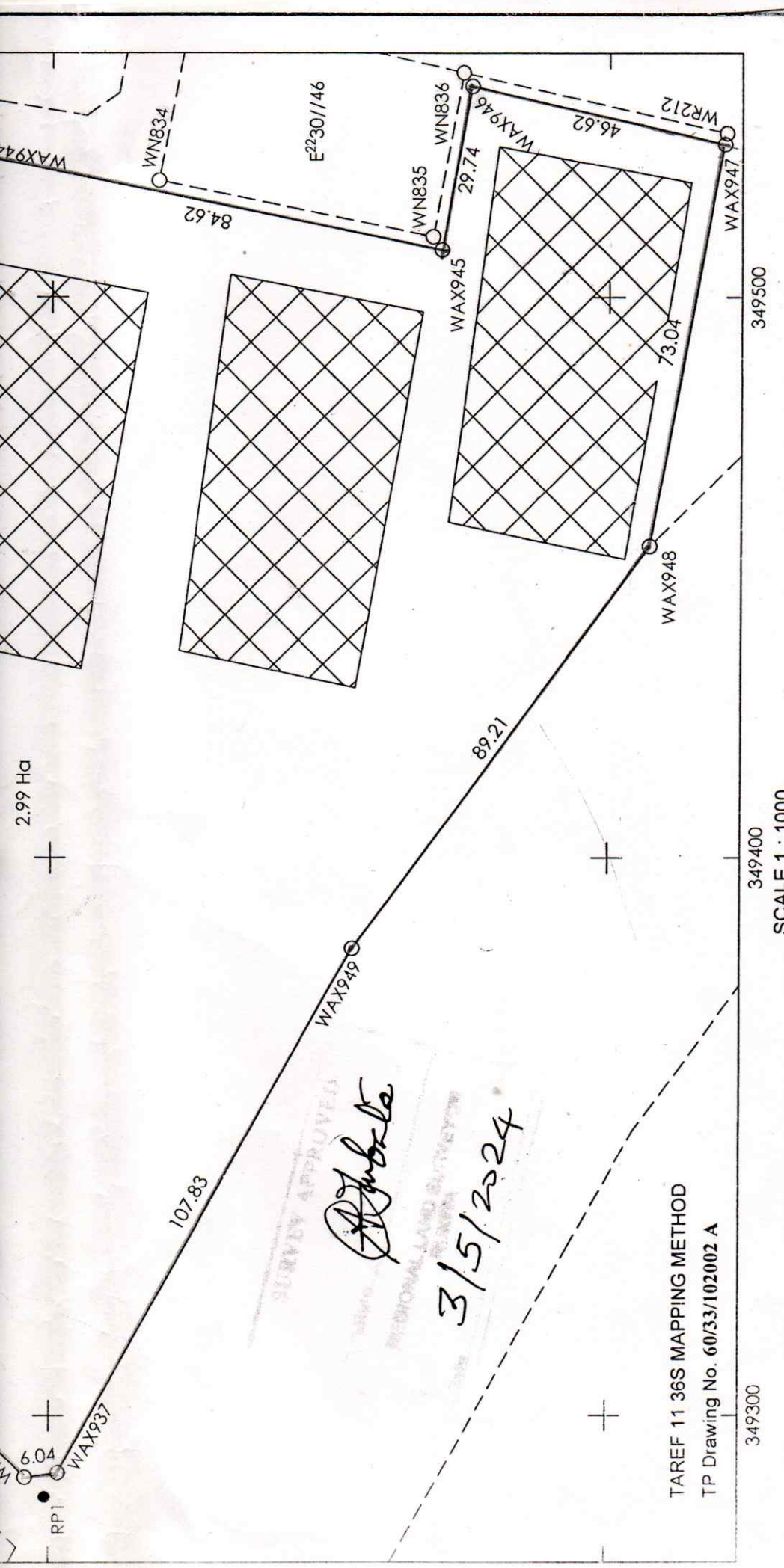
1769

Certified as True Copy of the Original
James Lubus
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: 11/05/2024

I HEREBY CERTIFY THAT
 THIS IS A TRUE COPY OF THE
 ORIGINAL SURVEY PLAN/DOCUMENT
 Signature: *[Signature]*
 REGIONAL LAND SURVEYOR
 RUKWA
 Date:



2.99 Ha



Plan drawn by ; Sixberth D Peter.

I hereby certify that the survey represented by this plan was done in accordance to the survey regulations.

Date 02/05/2024

[Signature]
 JAMES J. KAJUNGU
 GOVERNMENT LAND SURVEYOR
 RUKWA REGION

Amendments made by:

1.....
 2.....
 3.....

Photostat Copies Sent to:

1.....
 2.....

Comp No E²² 30A

M.P No 207/111/1VOL.111

S.T.D Sheet 207/111

Action C.C.....

PLAN No. E²² 30/290

9116500

9116600

SCHEDULE

ALL that land known as Plot No. **1769 Block "TT"** situated at **Kizwite Area** in **Sumbawanga Municipality** containing **Two decimal point nine nine (2.99) Hacters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **194320** 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.

[Handwritten Signature]

ASSISTANT COMMISSIONER FOR LANDS

We, the within named **DEW DROP DRINKS COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** by the said **DEW DROP DRINKS COMPANY LIMITED** who is known to me personally/identified to me by the latter being known to me personally in my presence this..... day of..... **2024.**


Certified as True Copy of the Original
James Lubus
Advocate, Notary Public & Commissioner for Oaths
Sign: *[Signature]*
Date: **11/05/2024**

Witness's:
Name: **AZIZ MOHAMED JOOD**
Signature: *[Signature]*
Postal Address: **155 SUMBAWANGA**
Qualification: **DIRECTOR**

Witness's:
Name: **ARIQ AZIZ MOHAMED**
Signature: *[Signature]*
Postal Address: **155 SUMBAWANGA**
Qualification: **DIRECTOR**