

Dated this 01 day of AUGUST, 2023

PISCAN PROPERTIES LIMITED (as Lessor)

- a n d -

ANJARWALLA & KHANNA TANZANIA LIMITED  
(as Lessee)

-----  
LEASE

in respect of premises on the Ground and Mezzanine Floors situate in the building known as The  
Address erected on Plot no. 1403/1, Bains Singh Avenue, Msasani Peninsula, Dar es Salaam  
-----

**A&K** | ALN

  
Certified as True Copy of the Original  
**Edith Wankyo Joel**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 11/11/2024

SDA

AP

THIS LEASE is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2023

BETWEEN:

1. **PISCAN PROPERTIES LIMITED** of Post Office Box Number 579, Dar es Salaam (hereinafter called the **Lessor**, which expression shall, where the context so admits, include the Lessor's successors and permitted assigns); and
2. **ANJARWALLA & KHANNA TANZANIA LIMITED** (Company Number 105367) a limited liability company incorporated in Tanzania and for the purposes hereof of Post Office Box Number 79651, Dar es Salaam (hereinafter called the **Lessee** which expression shall where the context so admits include the Lessee's successors in title and assigns).

WHEREAS:

- (A) The Lessor is registered as lessee from the Government of the United Republic of Tanzania of ALL THAT piece of land situate in Msasani Peninsula, Dar es Salaam known as Plot no. 1403/1, Bains Singh Avenue, Msasani Peninsula, Dar es Salaam (the **Land**).
- (B) The Lessor has constructed on the Land a building known as The Address comprising of retail and office space together with ancillary facilities (the **Building**).
- (C) The Lessor has agreed to grant to the Lessee a lease (the **Lease**) of ALL THAT office space forming part of the ground and mezzanine floors of the Building comprising of four hundred fifty square meters (450 square meters) which said premises is more particularly identified and delineated in red on the sketch plan annexed hereto and marked as "A" (the **Demised Premises**) and which for the purposes of calculating of Rent and Service Charge shall be on the basis of four hundred square meters (400 square meters) for the term and upon the conditions hereinafter appearing.

NOW THIS LEASE WITNESSETH AND IT IS HEREBY AGREED AND DECLARED as follows:

1. The Lessor and Lessee hereby undertake to renew the lease agreement dated 14<sup>th</sup> May 2020 between the Lessee and Navtej Bains, for a further term of three (3) years commencing from 1<sup>st</sup> June 2023 to 31<sup>st</sup> May 2026 (the **Renewal Term**). The **Renewal Term** shall be subject to the terms and conditions stipulated in this Lease.
2. The Lessor in consideration of the Rent and Service Charge hereby reserved and of covenants by the Lessee herein contained hereby leases the **Demised Premises** unto the Lessee together with the Lessor's fixtures and fittings upon the **Demised Premises** and (in common with the Lessor and all other lessees from time to time entitled thereon) the right to use all easements and services in over and under any adjoining or adjacent premises in the **Building** and the right to pass on foot to and from the **Demised Premises** in the **Building** and to use the lavatories and other sanitary and washing accommodation as the Lessor may from time to time allocate for the use of the Lessee, its servants and licensees excepting and reserving unto the Lessor the free and uninterrupted use of and access to all water pipes, electric conduits, wires, drains and drainpipes in through or under the **Demised Premises** or any part thereof for the **Renewal Term**, subject to the terms and conditions hereinafter appearing.

3. The Lessee and its affiliates, including Anjarwalla & Khanna Tanzania (454228) and Adili Corporate Services Limited (Company Registration No. 135274), shall use the Demised Premises as office premises only. Save for the aforementioned, no sub-leasing shall be permitted without the prior written consent of the Lessor.
4. The Lessee hereby covenants with the Lessor that during the Renewal Term the Lessee:
- (a) shall pay the sum of United States Dollars twelve and fifty cents (12.50) per square meter calculated on the basis of four hundred (400) square meters, which totals five thousand dollars (USD. 5,000.00) exclusive of applicable Value Added Tax per month for each year of the Renewal Term (the Rent). The Rent shall be payable quarterly in advance by way of banker's draft or electronic transfer to the Lessor's bank account notified in writing by the Lessor to the Lessee or by such other mode of payment nominated by the Lessor from time to time in writing;
  - (b) shall pay the sum of United States Dollars two (2) per square meter calculated on the basis of four hundred (400) square meters, which totals United States Dollars eight hundred (USD. 800.00) exclusive of all taxes per month for each year of the Renewal Term (the Service Charge). The Service Charge for the Renewal Term shall be payable in the same manner and at the same time as the Rent. The Service Charge shall cover the following services to be provided by the Lessor throughout the Renewal Term:
    - i. within the Demised Premises: water, sewage removal, waste removal (Lessee to place garbage in the Building's garbage bins shared with other lessees), plumbing, fully functioning air conditioning and ventilation, sufficient electrical power from the main lines, a 24/7 back-up generator with sufficient electrical power, access to maintenance staff that can assist with any issues that arise within the Demised Premises including but not limited to electrical, plumbing (including water damage), air conditioning and general maintenance; and
    - ii. in the Building: maintenance, cleaning, including window cleaning, painting, gardening and fumigation of external areas of the building, waste removal, water, electrical power including a 24/7 back-up generator with sufficient electrical power and 24/7 security including external CCTV cameras and guards;
  - (c) shall pay to the Lessor the sum of United States Dollars thirty (USD. 30.00) exclusive of Value Added Tax per month for each parking spot leased during the Renewal Term (the Parking Charge), beginning on the Renewal Date. The Lessor shall provide the Lessee with at least six (6) parking spots, which shall be subject to adjustment depending on the Lessee's needs. The Lessee has the right to reduce the number of parking spots allocated to it by providing the Lessor with at least two (2) weeks' notice and there shall be no penalty for making such a reduction. The Lessor does not guarantee that any parking spots that are given up by the Lessee will be available in the future and any such requests for allocation of additional parking spots shall be considered by the Lessor on a case-by-case basis;
  - (d) shall pay to the Lessor default interest at the rate of three per cent (3%) per month from the date upon which any Rent, Service Charge or other moneys payable under this Lease are due until such amounts have been settled by the Lessee;

- (e) shall promptly pay all charges in respect of electricity consumed in the Demised Premises (by mainline TANESCO power and generator power), which shall be charged to the Lessee on a consumption basis and by way of invoice raised by the Lessor at the end of each month;
- (f) will keep the interior of the Demised Premises including all floors, walls, ceilings, doors and windows and the Lessor's other fixtures and fittings and all internal drains, down pipes, sanitary apparatus and electric conduits in good and tenable repair and condition fair wear and tear excepted;
- (g) will not at any time during the Renewal Term erect any fixtures in the Demised Premises nor alter nor make, any alterations or additions to the exterior appearance of the Demised Premises or to the electrical installation of the Demised Premises without the prior consent in writing of the Lessor first obtained which consent shall not be unreasonably withheld or delayed;
- (h) will not at any time during the Renewal Term make any alterations or additions whatsoever structural or otherwise in or to the Demised Premises or any part thereof or cut maim or remove any of the walls, beams or columns thereof without the prior consent in writing of the Lessor which consent shall not be unreasonably withheld or delayed. On the expiration or sooner determination of the Renewal Term the Demised Premises shall (a) if so required by the Lessor, be restored by the Lessee to the condition in which they were at the commencement of the Renewal Term, or (b) not be restored by the Lessee to the condition in which they were at the commencement of the Renewal Term in consideration of the Lessor paying the Lessee a reasonable sum for leaving in place any such alteration or additions. In scenario (a), if the Lessee fails to restore the Demised Premises to such pre-Renewal Term condition, the Lessee shall be liable to repay the Lessor for any costs reasonably and properly incurred by the Lessor to carry out such restoration on behalf of the Lessee. In scenario (b), if the Lessor and Lessee fail to mutually agree a reasonable sum, then scenario (a) shall apply and the Lessee shall be obligated to restore the Demised Premises to the condition in which they were at the commencement of the Renewal Term;
- (i) will permit the Lessor and its agents and all other persons authorised by the Lessor with or without workmen and others and with all necessary tools, appliances and apparatus at all reasonable time on giving at least seven (7) days written notice (except in the case of emergency) to enter upon the Demised Premises to repair defective lavatory fittings, water pipes or electric services or for the purpose of examining the condition thereof or doing such repairs, alterations, additions, improvements, renewals or other things as may be required to the Demised Premises pursuant to the covenants and agreements by the Lessor in that behalf herein contained the Lessor using all reasonable efforts to cause as little inconvenience as is possible to the Lessee or the Lessee's business;
- (j) will immediately prior to the expiration of the Renewal Term whether determined by effluxion of time or otherwise well and sufficiently clean off and if reasonably required by the Lessor paint with a coat of plastic emulsion or other paint and in the same manner, style and colour as the condition of the Demised Premises were at the commencement of the Renewal Term; and

(k) will yield up at the expiration or sooner determination of the Renewal Term the Demised Premises to the Lessor together with the fixtures and fittings therein in good and tenable repair and condition fair wear and tear excepted. If the last day of the Renewal Term shall fall on a Sunday or public holiday, then this Lease shall expire on the business day immediately following such day.

5. The Lessor to the intent that the obligations hereinafter set out may continue throughout the continuance of the Renewal Term covenants and agrees with the Lessee as follows:

- (a) that the deposit in the sum of United States Dollars four thousand eight hundred (USD. 4800.00) (the **Deposit**) paid by the Lessee to Navtej Bains pursuant to the terms of the lease agreement dated 14<sup>th</sup> May 2020 between the Lessee and Navtej Bains, has been transferred to the Lessor and is being held by the Lessor as security for the due performance and observance by the Lessee of all and singular the several covenants and agreements on the part of the Lessee and the conditions contained herein. The Deposit shall be refunded by the Lessor to the Lessee to the extent only that the same shall not have been applied in and toward the satisfaction and discharge of the covenants and agreements on part of the Lessee immediately at the end of the Renewal Term howsoever determined;
- (b) to bear and discharge the rent payable to the Government of the Republic of Tanzania and all existing and future rents and rates imposed or charged upon the Demised Premises and the Land which are the obligations of the Lessor to pay;
- (c) will keep the main walls and exterior part and roof of the Building including the Demised Premises in good and tenable repair and condition. The Lessee may serve on the Lessor a seventy-two (72 hours) notice in writing to repair and comply with its obligations. If the repair is not carried out by the Lessor within the said period the Lessee may have the repairs effected by a third party at the Lessor's costs. The Lessee will invoice the Lessor, and the Lessor will reimburse the Lessee within thirty (30) days or net off the cost from any monies payable by the Lessee to the Lessor;
- (d) to insure and keep insured the Building from loss or damage by fire explosion, storm tempest, earthquake, falling aircraft or articles dropped thereof in some insurance office or with underwriters of repute to the full insurance value thereof and to pay all premiums necessary for that purpose AND to apply all moneys received by virtue of such insurance in making good the loss or damage in respect of which the same shall have been received. For the avoidance of doubt, the Lessor shall not be responsible for insuring the Lessee's personal property and contents within the Demised Premises;
- (e) to keep the external structure of the Building in good and tenable repair and condition at the Lessor's sole cost and expense;
- (f) the Lessor hereby agrees with the Lessee that during the continuance of the Renewal Term the Lessor will allow the Lessee paying the rent hereby reserved and performing and observing the several covenants and agreements on the Lessee's part herein contained to peacefully hold and enjoy the Demised Premises during the Renewal Term without any interruption from or by the Lessor or any person rightfully claiming from or under it; and

- (g) in the event of the Building including the Demised Premises being damaged or destroyed by fire to reinstate or rebuild the same or so much of the Demised Premises as may be necessary so that the Demised Premises shall be as commodious and convenient in all respects as they were before such damage or destruction at its own expense and with all convenient speed but in any case within six (6) months from the date the Demised Premises is destroyed or damaged and to utilise the insurance payment solely for the purpose of rebuilding the Building including the Demised Premises provided that the Lessee shall have the right of determination of the Lease if the Demised Premises is not rebuilt within the said six (6) months.

6. The Lessor's representations and warranties

6.1. The Lessor represents and warrants to the Lessee:

- a) that the Lessor is the legal and beneficial owner of the Building and the Land and has the requisite power and authority to enter into and perform this Lease;
- b) there is no circumstances which (with or without the taking of other action) would entitle any third party to exercise a right or power of entry or to take possession or which would in any other way affect or restrict the continued possession, enjoyment or use of the Demised Premises and the Building in the manner envisaged under this Lease;
- c) all obligations in respect of the Demised Premises, the Building or the Land whether imposed by statute, order or regulation common law deed or contract affecting the Land (including the Demised Premises) have been observed to date and all requirements or recommendations of any Competent Authority have been complied with;
- d) the use of the Demised Premises as offices is the permitted use under planning legislation and is in accordance with the indicated primary use; and
- e) all the requisite approvals, consents and authorizations in respect of the ownership, use and purposes to date of the Building including the Demised Premises have been obtained from the Competent Authority and all requisite payments to procure the consents, approvals and authorizations have been paid.

6.2. The representations and warranties in clause 6.1 (the Warranties and each a Warranty) shall be deemed repeated by the Lessor on and as of each day this Lease remains in force.

7. The Lessor undertakes to the Lessee as follows:

- a) The Lessor hereby accepts that the Lessee is entering into this Lease in reliance upon each of the Warranties and undertakes to disclose to the Lessee anything which is or may be inconsistent with any of the Warranties immediately it comes to his notice;
- b) The Lessor agrees to indemnify the Lessee on a full and unqualified basis from and against any and all losses, actions, claims, demands, proceedings (whether criminal or civil), costs, legal expenses, insurance premiums and calls, liabilities, judgments, damages or other sanctions whatsoever arising directly or indirectly from or in relation to any breach or non-performance or non-observance by the Lessor of his obligations hereunder and as a result of any Warranty being breached or being untrue or incorrect;

- c) The Lessee shall be entitled to claim both before and after registration of this Lease that any of the Warranties is or was untrue or misleading or has or had been breached; and
- d) The Lessor shall be responsible for obtaining all approvals and consents required in connection with the entry into this Lease including without limitation, the consent of any lenders or persons having an encumbrance or other interest in relation to the Land and/or the Demised Premises.

8. Provided always and it is hereby agreed and declared as follows that:

- (a) In the event of the Demised Premises or any part thereof or the means of access thereto or the Lessor's fixtures fittings and fastenings therein being damaged or destroyed by fire or other risk against which the Lessor shall have insured as hereinbefore provided during the Renewal Term so as to render them unfit for occupation and/or use the Lessor will until such time as the Demised Premises shall be fit for occupation and use allow the Lessee a total or proportionate abatement of the Rent hereby reserved as the case may be PROVIDED THAT the Lessor shall be liable for any damage or loss suffered by the Lessee by reason of such loss of occupation and use of the Demised Premises and PROVIDED ALSO THAT the Lessee shall have the right of determination of the Renewal Term as set out in clause 5(g);
- (b) The Lessee may move to terminate the Lease for any reason by giving at least three (3) months written notice to the Lessor and the Lessee shall be liable to pay the Lessor for the Rent and Service Charge for the three (3) month notice period. The Lessee shall not be liable for the payment of any break-fees or payment of Rent or Service Charge for the unexpired Renewal Term;
- (c) If either the Lessor or Lessee is unable to perform in whole or in part any obligations under this Lease by reason of a force majeure event, the affected party shall provide the other party written notice promptly after the event of force majeure, and except as specifically addressed in clause 8(a), such failure shall not be treated as a breach of this Lease for as long as the delayed party is unable to perform and no liability shall arise from such non-performance. In the event that either the Lessor or the Lessee avails itself of the protections of this clause, the time periods set out in this Lease shall be extended for the period of any delay due to a force majeure event taking into account the effect of the force majeure event on the obligations of the Lessor and the Lessee.
- (d) Notwithstanding any other provisions in this Lease, the Lessee will be allowed to undertake office fit out including partitioning the Demised Premises, wiring for electricity, telephone and other communication channels and other improvements on the Demised Premises.
- (e) In the event that the Lessor shall at any time during the continuation of this Lease transfer the Land together with the Lessor's rights under and the benefits and obligations of this Lease to any third party then the Lessor shall ensure that the transferee enters into a covenant with the Lessee to specifically provide the obligations of the Lessor as contained in this Lease;
- (f) If the Lessee shall at the expiration of the Renewal Term hereby granted be desirous of obtaining a further lease of the Demised Premises and shall signify such desire by notice in writing to the Lessor not less than three (3) months before the expiration of the Renewal Term hereby granted and the Lessor will at the expiration of the Renewal Term at the request of the

Lessee grant to the Lessee a further lease of the Demised Premises for a further period of three (3) years and subject to such rent and service charge as may be mutually agreed upon between the parties hereto and to the same terms and conditions as are herein contained;

- (g) The Rent, Service Charge and Parking Charge payable hereunder shall be deemed exclusive of Value Added Tax. The Lessee shall be entitled to deduct and withhold such taxes in accordance with the relevant statutory or other legal requirements to deduct and withhold from the Lessor such taxes and the Lessee shall remit such taxes to the relevant competent taxing authority simultaneously with the payment of the Rent, Service Charge and Parking Charge. The Lessee shall timely furnish the Lessor with the relevant withholding tax certificate;
- (h) In the case of any dispute arising out of or in connection with this agreement, including any question regarding its existence, validity or termination (any such dispute hereinafter referred to as a **Dispute**), each of the parties to the Dispute shall use its best efforts to resolve the Dispute by negotiation according to the following procedure:
- i. The party declaring a Dispute shall give the other party or parties to the Dispute written notice stating in reasonable detail the nature of the Dispute, the heads of claim (if any) and the value (if known) (the **Notice**).
  - ii. Within fifteen (15) days after the date on which the Notice was served, each of the other party or parties to the Dispute shall submit a written reply setting out in reasonable detail their substantive response (the **Reply**).
  - iii. Within thirty (30) days after the date on which the Reply was served, representatives from each party with authority to settle the Dispute shall meet at a mutually acceptable time and place in an attempt to resolve the Dispute.
  - iv. This process of negotiation will be deemed to have failed if:
    - i. the Dispute is not settled in writing within fourteen (14) days after the latest date as provided by clauses 8(g)(i) to 8(g)(iii) for the meeting of party representatives (or within such longer period of time as the parties to the Dispute may agree); or
    - ii. any party to the Dispute fails or refuses to meet as required by clause 8(g)(iii).
  - v. In the event the Dispute cannot be resolved amicably as provided in clauses 8(g)(i) to 8(g)(iii), either party shall have the right to seek redress in a court of competent jurisdiction in the United Republic of Tanzania.
- (h) No provision contained in this Lease shall be waived or varied by either party hereto except by agreement in writing which agreement shall if the case so requires be duly registered at the relevant lands registry;
- (i) If any term, covenant or condition of this Lease or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable the remainder of this Lease or the application of such term, covenant or condition to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby and each term, covenant and condition of this Lease shall be valid and enforceable to the fullest extent permitted by law;

- (j) Each party shall bear its own costs (including their respective advocates' costs and disbursements) in connection with the preparation and completion of this Lease (and any variation or amendment to the Lease). Stamp duty payable on the Lease and registration fees shall be payable by the Lessee;
- (k) All notices required under this Lease shall be in writing and shall in the case of a notice to the Lessee be deemed to have been served if sent by registered post addressed to the Lessee at its address herein above given or if addressed to the Lessee and delivered to the Demised Premises and in the case of notices to the Lessor be sufficiently served if sent by registered post at her address hereinabove given or such other address as the Lessor shall have specified by giving ten (10) days prior written notice to the Lessee and any notice so posted shall be deemed to have been served seven (7) days following the date of posting provided that proof is given that the same was dispatched by registered post; and
- (l) The Lessor and the Lessee agree that this Lease shall be governed by and construed in accordance with the laws of the United Republic of Tanzania.
- (m) The Lessor and the Lessee hereby agree that:
  - i. in the case of any default or breach of the terms and conditions of this agreement by either party, a fourteen (14) days' notice should be issued to the defaulting party to remedy the breach;
  - ii. in the event of a default made by the Lessee in the payment of Rent/utilities/Parking Charge or provision of proof of payment of Government Taxes, or any other default, the Lessee shall have thirty (30) days after receipt of written notice or refusal of written notice thereof to remedy such default; and
  - iii. notwithstanding anything provided in this agreement, upon breach of clause (m)(ii) by the Lessee, the Lessor shall have the right to immediately either enter take possession and/or forcefully remove the Lessee from the Demised Premises without any further notices to the Lessee and the Lessee herein waives its rights to seek for any interlocutory orders or other court processes to prevent the Lessor from exercising its right as provided in this clause.

9. In this Lease, unless the context otherwise requires, references to:

- (a) words denoting the singular number only shall include the plural number also and vice versa and words importing the masculine gender includes the feminine gender and neuter and vice versa;
- (b) sub-clauses and clauses shall be construed as references to sub-clauses and clauses of this Lease;
- (c) the expression person shall include any legal or natural person, partnership, trust, company, joint venture, government or any agency thereof local authority department or other body (whether corporate or unincorporate);
- (d) any statute or any provision of any statute shall be deemed to refer to any statutory modification or re-enactment thereof and to any statutory instrument order or regulation made thereunder or under any such re-enactment;

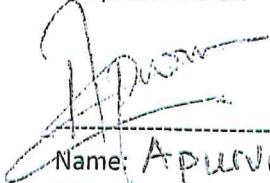
- (e) indemnifying any person against any circumstance includes indemnifying and keeping him harmless from all actions, claims and proceedings from time to time made against that person and all loss or damage and all payments costs and expenses made or incurred by that person as a consequence of or which would not have arisen but for that circumstance;
- (f) the expression **month** means a calendar month;
- (g) the expression **force majeure** shall mean any occurrences of events or circumstances beyond the control of the party affected and materially adversely affecting the parties or the ability to perform an obligation hereunder, such as, but not limited to war, embargo, epidemic, pandemic, insurrection, civil commotion, storm, fire, flood, tsunami, earthquake, landslide, volcanic eruption, typhoon, outbreak of contagious disease, acts of terrorism, lockout or industrial actions, curfew, lockdown, riots, disturbances, military actions, monetary crises or any other cause beyond the reasonable control of the party seeking to rely on the force majeure; and
- (h) **Competent Authority** includes the Government of Tanzania, the Ministry of Lands and any other Government authority with a power to make laws by-laws directives orders rules and regulations (as the case may be) in respect of the Demised Premises.

AND the Lessor and the Lessee hereby accept this Lease subject to the covenants agreements conditions restrictions stipulations and provisions above set forth or referred to.

IN WITNESS WHEREOF the parties hereto have caused this Lease to be executed as of the day and year first hereinbefore written.


**THE LESSOR:**

SEALED with the Common Seal of ]  
PISCEAN PROPERTIES LIMITED in ]  
the presence of: ]

  
Name: Apurva Bains  
Director

PISCEAN PROPERTIES LIMITED  
P.O. BOX 579  
DAR-ES-SALAAM  
TANZANIA

  
Name: Nzaro Kachang  
Director/Secretary

BEFORE ME:  
  
MARIA RINGIA

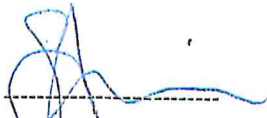


Lessor's Initials: Ap

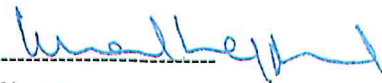
Lessee's Initials: SDA

**THE LESSEE**


SEALED with the Common Seal of ]  
ANJARWALLA & KHANNA TANZANIA ]  
LIMITED in the presence of: ]



Name:  
Director




Name:  
Director/Secretary

BEFORE ME:  
  
MARIA - RINGIA

DRAWN BY:  
Anjarwalla & Khanna Tanzania  
1 Bains Singh Avenue  
The Address  
P.O Box 79651  
Dar es Salaam



TIN: 123-195-809  
S.D (\$ 5000 x 12 months x 24.5%  
~~147~~, 147 108,600 x 1/  
1471,086  
~~1471~~ 218/23

STAMP DUTY  
1471,086.00/=  
998420980539 Collected  
Receipt Dated 31/08/2023  


  
Certified as True Copy of the Original  
**Edith Wankyo Joel**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 11/11/2024

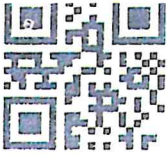
Lessor's Initials: Ap

Lessee's Initials: SDA

ANNEX A

Lessor's Initials: AP

Lessee's Initials:



# TANZANIA REVENUE AUTHORITY

## NOTICE OF ORIGINAL/ADJUSTED/AMENDED ASSESSMENT

TIN : 123-195-809 TAX : Stamp Duty on Land transactions TAX DEBIT NO : 665025894

TAXPAYER NAME: ANJARWALLA & KHANNA TANZANIA LIMITED

BLOCK NO :

P.O.BOX : 79651

POSTAL TOWN : DAR ES SALAAM

Issuing Office: Deputy Commissioner  
255 222113063 / 255 222113063  
Samora Avenue  
Dar es Salaam, Tanzania

Date of Issue: 21 August 2023

Take note that you have been assessed under the Income Tax Act, 2004.

|              |                                 |      |              |
|--------------|---------------------------------|------|--------------|
| 1. Tax for : | Stamp Duty on Land transactions | TSH. | 1,471,086.00 |
|              | Less already Paid-in            | TSH. |              |
| 2. Reasons   | <u>Others</u>                   |      |              |
|              | *AMOUNT OF TAX DUE              | TSH. | 1,471,086.00 |
|              | *INTEREST THEREON               | TSH. | 0.00         |
|              | *TOTAL TAX AND OR INTEREST DUE  | TSH. | 1,471,086.00 |

|                             |
|-----------------------------|
|                             |
| <b>TOTAL AMOUNT</b>         |
| 1,471,086.00                |
| <b>MONTH-YEAR</b>           |
| 2023                        |
| <b>LAST DATE OF PAYMENT</b> |
| 31 August 2023              |

If payment is not made by the due date, proceedings for its recovery in accordance with the Tax Administration Act, 2015 will be commenced without further warning.

In case you were aggrieved with this assessment you may object by filling Objection to the Commissioner General within 30 days from the date of service of the assessment in accordance with the provision of section 51 of the Tax Administration Act, 2015 read together with its Regulations.

Alex Katundu  
Deputy Commissioner  
Medium Taxpayers Division Tax Region

Address :  
TRA Medium  
Samora Avenue

Mail :  
P.O.BOX : 1629,  
Dar es Salaam, Tanzania

Telephone:  
255 222113063  
255 222113063

Fax :  
255 222113063

Internet :www.tra.go.tz  
e-mail :

Control No: 998420980539



TANZANIA REVENUE AUTHORITY

ISO 9001: 2015 CERTIFIED

Commissioner for Domestic Revenue Department
Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): ANJARWALLA & KHANNA TANZANIA LIMITED
Bank Account Number: 30007319001
Name of Commercial Bank: I & M BANK LTD
Mobile Phone: 0743960009

Please transfer from my/our account the amount of TZS 1,471,086.00
Amount in Words: One Million Four Hundred Seventy One Thousand Eighty Six Only

Value Date: 22/08/2023
To: Commissioner for Domestic Revenue Department
Tanzania Revenue Authority
Bank of Tanzania

Account Number: 9921134701
SWIFT Code: TANZTZX

Details of Payment (field 70 of MT103): 998420980539
Taxpayer TIN: 123195809
Taxpayer Name: ANJARWALLA AND KHANNA TANZANIA LIMITED

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

Table with 5 columns: #, Tax Description, Item Reference, GFS Code, Tax Amount(TZS). Row 1: 1, Stamp Duty on Land transactions, 665025894, 11414102, 1,471,086.00

Signature ..... Date: 22/08/2023
Signature ..... Date: ...../...../20.....

Bank use only
Reference number
[Empty box]

Note to Commercial Bank:

- 1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.

ANJARWALLA & KHANNA
TANZANIA LIMITED
P.O. Box 13051
DAR ES SALAAM - TANZANIA

