



TENANCY AGREEMENT

THIS TENANCY AGREEMENT is made this 08/02/ 2023, between **M/S BECCO LTD**, represented by **MR. GURPAL SINGH BHARYA** of P.O. Box 1698, Dar-es-Salaam, [hereinafter called the Lessor] of the one part and **SSR POLYPLAST PRIVATE LTD**, represented by **MR. MUKESH KUMAR SINGH**. This company operates as a recycle unit in which used pet bottles recycled into washed pet flakes of P.O Box 46240 of Dar-es-Salaam, TIN No. 138 – 835 – 790 [thereinafter called "The Tenant"] of the other part.

WHEREAS

The Lessor is the owner of the back Go-down situated on Plot No. 85, Off Pugu Road, Vingunguti Industrial Area, Dar-es Salaam [hereinafter referred to as "The said premises"].

The Tenant is desirous of renting the said premises from the Lessor on terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follows:

1. The Lessor hereby lets unto the Tenant the said premises to HOLD the same for a provisional period of Ten years (120 months) from 10-05-2023, and ending on, 09-05-2033 at a monthly rent of:
 - i) Go-down 2250 m2 that is 75mx30m, Height 10 meter from the center and 8 meter from the wall @ \$3.5 p/m2 (Excluding VAT) = \$ 7875 (Seven Thousand Eight Hundred and seventy Five United State Dollars).
 - ii) Accommodation - \$500 (Excluding VAT) = \$ 500 (Five Hundred United State Dollars).
 - a) It is agreed between the Lessor and the Tenant that the Tenant will make an advance payment for every Six months (6 months) which accumulates to a total of \$7875 + \$500 = \$8375 @ 6 months = \$50250 (Fifty Thousand, Two Hundred Fifty United State Dollars), at the time of signing of this agreement. The Tenant shall pay the Lessor after every 6 months in advance for the Ten year period. The Tenant shall pay VAT. Thereafter, this agreement between both the parties will be said to be invalid, whereas the Tenant will have to leave the premises after mutual understanding.
 - b) The Lessor and the Tenant have agreed that after every 2 years of this Tenancy Agreement, there will be an increment of 5% on the unit rate per m2 area rented by the Tenant, including accommodation. Excluding VAT.
- 2 THE TENANT CONVENANTS WITH THE LESSOR as follows:
- (a) To make arrangements for supplying electricity and water to the premises, pay for electricity, water, telephone, and utility bills consumed during the period of the tenancy, or any extension thereof.
 - (b) To use the said premises for legitimate business purpose as permitted by the town planning authority.

- (c) Not to assign or part possession of the said premises or any part thereof under any circumstances.
- (d) To permit the Lessor and his servants or agents at all reasonable times to enter upon the said premises with prior notice and its condition and carry out the duties of the Lessor as to maintenance.
- (e) The tenant will leave the premises neat and clean as given.
- (f) Not to make any alteration in or addition to the said premises without the consent in writing of the Lessor. The Tenant shall not remove any additions or extension without the written consent of the Lessor.
- (g) To pay the rent six month before the beginning of the second year or before the first year elapses and so on for the rest of the years to come, until the contract period ends.
- (h) The Tenant shall insure the said premises including warehouse, machinery and his own goods during the period of the Tenancy against all risks.
- (i) At the expiry of the tenancy hereby granted the Tenant shall hand over vacant possession of the said premises to the Lessor together with all fixtures and fittings therein good condition.
- (j) The Tenant shall pay the Stamp Duty as levied by the TRA and WITHHOLDING TAX 50 % will Pay by the Lessor and remaining 50% will pay by the Tenant. For avoidance of doubt Tenant shall pay 100% Withholding Tax to TRA, of which LESSOR shall refund to TENANT 50% by deducting from the rentals.
- (k) The Tenant can vacate the premises only by issuing a 90 days' notice to the lessor in advance.
- (l) The Tenant will store required inflammable material in the premises for the use of the plant.

3. THE LESSOR HERE BY CONVENANTS WITH THE TENANT as follows:

- (a) The Tenant paying the rent hereby reserved and enjoy the said premises during the said term without any interruption by the Lessor.
- (b) To deliver vacant possession of the said premises to the Tenant once it's ready for the Tenant to take it up on rent with one month grace period.
- (c) The lessor will accommodate the following requirements for the Tenant by 1st April 2023 as follows:-
- 3-phase Electricity connection.
 - Zero level floor with RCC material.
 - 100% new shade with lights and vantilators.
 - Industrial Borewell 5 inch.
 - Entrance gate larger than existing gate.
 - Underground Water drainage system
 - ETP and Boiler space.



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- Renovation of office area.
- Space for Weigh Bridge at the main entrance of the plot.
- Male/Female Toilets for staff and workers separately.
- Open space at the entrance of warehouse for storing the raw material.
- Title deed should read industrial plot (Industrial Purpose).



4. PROVIDED ALWAYS AND IT IS HEREBY DECLARED

- (a) That if the Tenant should at any time omit to perform or observe any stipulation on its part herein contained then the Lessor may at anytime thereafter enter upon the said premises or upon any part thereof in the name of the whole and thenceforth hold and enjoy the same as if this tenancy hereby created has determined but without prejudice to any claim of the Lessor in respect of any antecedent breach of any of the Tenants covenants therein contained.
- (b) The Tenant hereby gives irrevocable power and authority, without any recourse, to the lessor and at Tenants costs, to enter the said premises with or without permission of the Tenant on the expiry of the lease period referred to the above, and remove all the possession of the Tenant with a view to securing vacant possession of all the said premises. The Lessor shall act as agent of the Tenant and shall not be liable for any loss or damage suffered by the Tenant howsoever caused as a result of the Lessor exercising the power and authority given herein.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the date and the year hereinafter appearing.

Signed and Delivered by the said:

BECCO LTD

Represented by: Mr Gurpal Singh Bharya
Who is Known to me /identified to me
BY Mr. Gurpal Singh Bharya
The latter being known to me personally in my
Presence this date:

Signature:
Postal Address:
Qualification:



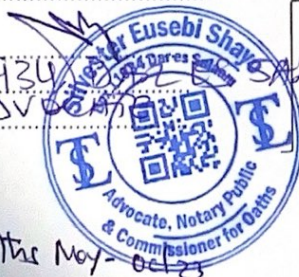
Signed and delivered by the said:

SSR POLYPLAST PRIVATE LTD

Represented by: MUKESH KUMAR SINGH
The latter being known to me personally in my
Presence this date: 8/21/2023

Signature:
Postal Address: 11934 ADV...
Qualification: ADV...

For: SSR POLYPLAST PRIVATE LTD



TIN: 138 835 790
SIDWY \$ 1005'
WHT \$ 5025 (6 Months Nov - Oct 23)
TDM \$ 6030
Exchange rate 2321.27
22/21/2023

START OF LEGAL RECEIPT

SYLVESTER SHAYO AND ADVOCATES
P.O.BOX 11934,DSM
NEW USHIRIKA TOWER
LUMUMBA STREET
TELEPHONE: 0754 617 041
TIN 100932180
URN 40024406F
SERIAL NUMBER 03T2042000330
UIN 01133F
-11070151210093218003T2042000330

TAX OFFICE ILALA

CUSTOMER NAME
CUSTOMER ID TYPE BUYER'S TIN
CUSTOMER ID 138835790
RECEIPT NUMBER 5281
ZNo 1/0732
DATE 08-02-2023 TIME 11:10:55
ECR: 01 02: 01
LEGAL SERVICE 10'000.00 K
TOTAL EXCLUSIVE OF TAX 8'474.53
TAX A-18.00% 1'525.42
TOTAL TAX 1'525.42
TOTAL INCLUSIVE OF TAX
10'000.00
CASH 10'000.00
ITEMS NUMBER 1

RECEIPT VERIFICATION CODE
3BF4925281



*** END OF LEGAL RECEIPT ***

Changamoto kwenye risiti piga
bure TRA 0000750254/0000759255



START OF LEGAL RECEIPT

BHARYA ENGINEERING AND
CONTRACTING CO. LTD.

P.O.BOX 1698
DAR ES SALAAM
VINGINGUTI

TEL: 22236556

TIN 100185458

URN 10005441F

SERIAL NUMBER 03T2842023732

UTN 01133F

-11070151210018545803T2342023732

TAX OFFICE ILALA

CUSTOMER NAME

SSR POLYPLAST PRIVATE LTD

CUSTOMER ID TYPE BUYER'S TIN

CUSTOMER ID 130035790

CUSTOMER VRN 403129380

RECEIPT NUMBER 5820

ZNo 14/0543

DATE 19-06-2023 TIME 17:06:51

ECR: 01 OP: 01

CONSTRUCTION 136'957'219.20 A

TOTAL EXCLUSIVE OF TAX
116'055'440.00

TAX A-18.00% 20'831'779.20

TOTAL TAX 20'831'779.20

TOTAL INCLUSIVE OF TAX
136'957'219.20

CASH 136'957'219.20

ITEMS NUMBER 1

RECEIPT VERIFICATION CODE

BC16FF5820



*** END OF LEGAL RECEIPT ***

Changamoto kwenye risiti pia
bure TRA 0800750254/0800759255