

Certified as True Copy
Of the Original
Signature: *[Signature]*
Date: *Oct 2nd, 2024*
For Executive Director
Tanzania Investment Centre



0224102234

THE UNITED REPUBLIC OF TANZANIA

Certificate of Incentives

(Section 19 of the Tanzania Investment Act, 2022)

No: **2024102234**

This is to certify that

ENHANCE DEVELOPERS LIMITED

of address **P.O.BOX 19716**

DAR-ES-SALAAM

has been granted a Certificate of Incentives to invest in a new investment project known as

COMMERCIAL BUILDING

Which is located at **PLOT NO. 78, UPANGA**

ILALA-DAR-ES-SALAAM

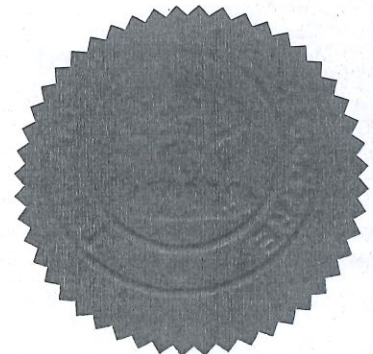
Further particulars required by Section 19 of the Tanzania Investment Act are set out overleaf

[Signature]

Executive Director

**Tanzania Investment Centre
P.O.Box 938 , Dar-es-salaam**

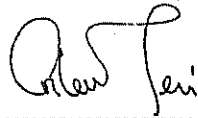
Dated: **3 October, 2024**



This Certificate is issued in accordance with the provision of Section 19 of the Tanzania Investment Act, 2022 and subject to the conditions prescribed under item 14 and 15 hereafter:-

1	Shareholders		Nationality		Shareholding (%)		
	<i>Girdharbhai Meghji</i>	<i>ratna Pindolia</i>	<i>Tanzania</i>		<i>58</i>		
	<i>Darpan Girdharbhai</i>	<i>Pindolia</i>	<i>British</i>		<i>41</i>		
	<i>Manasvi Mitin</i>	<i>Hirani</i>	<i>Australia</i>		<i>1</i>		
2	Proposed Activities: <i>To construct commercial buildings for lease and sale.</i>						
3	Sector	Commercial Building	Sub Sector	Real Estate for Lease and Sale			
4	Investment Cost	Foreign (M\$)	10	Local (M\$)	3	Total (M\$)	13
5	Project Financing	Equity (M\$)	3	Loan (M\$)	10	Total (M\$)	13
6	Source, terms and conditions of loan						
7	Assets to be Invested	Foreign (M\$)		Local (M\$)		Total (M\$)	
	Capital Items:	10		3		13	
8	Technology Agreement	None					
9	Date of TIC Registration	3 October, 2024					
10	Implementation period	3 October, 2024		-	2 October, 2027		
11	Operative date	2 October, 2027					
12	Investment Incentive Grade : As defined in part III Section 22(1), (2) and Section 23 of the Tanzania Investment Act, 2022						
	(i) Applicable Import Duty	EAC Customs Management Act. 2004 and VAT Act. 2014					
	(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 IV and V Section 28, 29 and 33 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						

Signed



Executive Director