

FINANCIAL ASSISTANCE AGREEMENT

This Financial Assistance Agreement is made this 07th day February 2025

Between:

M/S NATIONAL CEMENT TZ LIMITED of Plot No.03, D L Plaza, 2nd Floor. Vingunguti Industrial Area, District: Ilala. Postal Code:12109, P. O. Box – 20264, Dar Es Salaam, Tanzania (hereinafter referred to as the Lender).

And

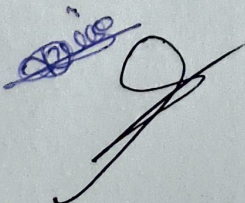
RAMJI DHANJI MAYANI of Plot No.385, Upanga, P.O. Box 20264 Dar es Salaam, Tanzania (hereinafter referred to as the Borrower).

Whereas

- A. The Borrower has approached the lender for financial assistance in purchasing Farm number 2341 situate at Malula Village, Meru District as comprised in a Certificate of Title Number 23108, Land Office number 251428.
- B. The Lender agrees to assist the Borrower in paying the purchase price for the farm with view to entering into business arrangement.
- C. The Borrower accepts the financial assistance and agrees to pay back on the terms and timeframe set out below.

The Parties Agrees as follows: -

1. The Lender advances and the Borrower accepts a loan of Tanzania Shillings 802,600,000/= being the purchase price for a parcel of land measuring 8.12 Hectors equal to 20.065 Acres commonly known as Farm Number 2341 situate at Malula Village, Meru District as comprised in a Certificate of Title Number 23108, Land Office number 251428, together with improvements and developments erected and being thereon.
2. The said loan of Tanzania Shillings 802,600,000/= will be advanced interest free and shall be paid directly to Client Account Number 8702014305501 of M/S. Maro and Company, Advocates (the transactional lawyers) kept with M/S. Standard Chartered Bank, Arusha Branch on execution of this agreement by the parties hereto.



3. The Lender and the borrower have agreed the said purchase price of Tanzania Shillings Eight Hundred Two Six Hundred Thousand (TZS 802,600,000/=) shall be paid to the Vendor's transactional lawyers' client account stated in clause 2 above in dollars based on Diamond Trust Bank's Dollar selling rate prevailing on the date of payment.
4. The Borrower confirms that execution of this agreement is proof that he has received the said payment. A copy of the sale agreement duly signed by the vendor and the purchaser will form part of this loan agreement.
5. The entire loan amount of Tanzania Shillings 802,600,000/= shall be repaid back to the Lender within a period of one year from the date of execution of this agreement.
6. If the Borrower fails to pay back the entire loan amount the Lender shall exercise the right of lien over Farm number 2341 situate at Malulu Village, Meru District as comprised in a Certificate of Title Number 23108, Land Office number 251428.
7. This Agreement shall be governed by the laws of Tanzania.

IN WITNESS WHEREOF the Parties have hereunto set their hands on the respective dates and year hereinafter appearing.

SEALED with the **COMMON SEAL** of the said
M/S National Cement Tz Limited and
delivered at Dar es Salaam in the presence of
us on this day 07 of February 2025



Name:

BHARGAV PANDIT

Signature:

[Handwritten Signature]

Postal Address:

Designation:

DIRECTOR

[Handwritten Signature]

Name: NILESH MEHTA
Signature: *[Handwritten Signature]*
Postal Address: _____
Designation: Group C.F.O.

SIGNED and DELIVERED by the said **Ramji Dhanji Mayani**, who is personally known to me /has been ~~identified~~ to me by _____
The latter being known to me personally in my presence this 04 day of February 2025

R. D. Mponda


Name: SENE EDWARD MPONDA
Signature: *[Handwritten Signature]*
Postal Address: P.O. Box 80496
DARESALAAM
Designation: Commissioner for Oaths

DRAWN BY: -
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