

KELEZIA VILLAGE COUNCIL

MINUTES FOR RESOLUTION MADE BY KELEZIA VILLAGE COUNCIL ON 06TH APRIL, 2023 AT THE VILLAGE OFFICE'S CONFERENCE HALL

1. AGENDA

- Opening remarks
- Discussion and approval of the ownership of land by Webster Laurian Bachilulla
- Closing remarks

ATTENDANCE:

Na	Full Name	Title	Sex	Time
1	Kululinda Teyaka Nkuba	Village Chairperson	Male	4.00
2	Julius Muhezi Muhega	Member	Male	4.00
3	Lenard John Lugudiga	Member	Male	4.00
4	Jacob Masanja Bundala	Member	Male	4.00
5	Mulila Lutoja	Member	Male	4.00
6	Petro J. Ngeleja	Member	Male	4.00
7	Abdallah Kamili	Member	Male	4.00
8	Paulo Magina	Member	Male	4.00
9	Masele Mpazi	Member	Male	4.00
10	Aloisi Luswaga	Member	Male	4.00
11	Hamis Shani	Member	Male	4.00
12	Raphael Ngata	Member	Male	4.00
13	John Shija	Member	Male	4.00
14	Mwandu Ngenzi	Member	Male	4.00
15	Fikiri Makoye	Member	Male	4.00
16	Magreth Julius	Member	Female	4.00
17	Webster L. Bachilulla	Member	Male	4.00
18	Anthony J. Daniely	Member	Male	4.00

ABSENTEES

- None

1. Opening Remarks

The village council Chairperson stood and opened the meeting at 4:30am by inviting the council members asking them to be calm during the meeting.

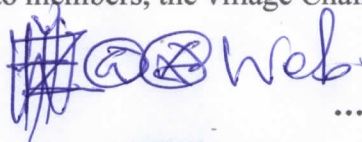
2. Discussion and approval of the ownership of land by Webster Laurian Bachilulla and sale/lease to MINERSTATION (TZ) LIMITED

Members discussed and agreed that Webster Laurian Bachilulla is the proper owner of the land in Kelezia village with the size eleven (11) hectors. The owner of land Webster Laurian Bachilulla has sold the land MINERSTATION (TZ) LIMITED.

3. Closing remarks

During the closing remarks, the Village Chairperson acknowledged the members for their remarkable contribution and wished the best to all members in their daily activities. After such acknowledgement and best wishes to members, the village Chairperson closed the meeting at 6.00 noon.

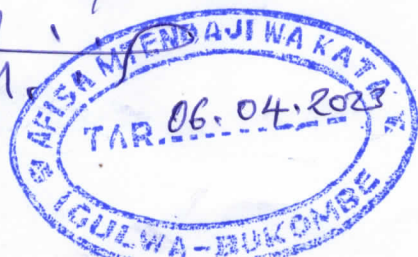
Signed by:



.....
Kululinda Teyaka Nkuba
Village Chairperson
0785 390 832

TWENYENKITI WA KITONGOJI CHA KELEZIA
BUNTUBILI
KATA-IGULWA

06/04/2023



1. Kufungua kikao
2. Kujadili uhalali wa umiliki wa shamba la ndg WEBSTER LAURIAN BACHILULLA.
3. Kwahisha kikao.

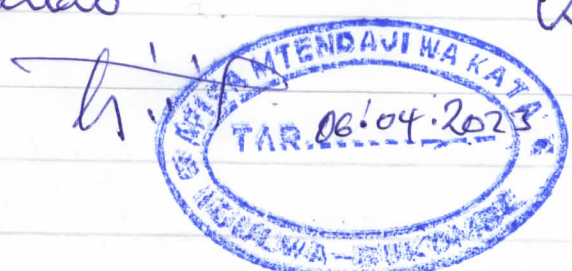
1. Katika angenda hii ya kwanza mfuliti alisimeme na kufungua kikao mda wa saa 4:30. aSubuhi wajumbe aliwa kalibisha kwenye kikao na kuwa taha kuwa watulivu wakati wote wa kikao.

2. Katika angenda ya pili wajumbe walijadili kwa mapana na wakabaini kuwa ndg. WEBSTER. LAURIAN. BACHILULLA. ni mmiliki halali wa shamba hilo lenye ukubwa wa Hekta II kumi na moja tu. II Ndg huyu mmiliki wa shamba hilo II ameiuzia kampuni ya MINERSTATION (TZ) LIMITED.

3. Katika angenda ya tatu mfuliti ali'simeme na kwahili sha kikao unamda mda wa saa 6:00 aSubuhi mchana aliwashuhuru wajumbe kwa kuwa watulivu mda wote wa kikao na kuwa taha safari nyeme warudipo majumbani kwao.

Niraambatanisha na mahudhuro ya wajumbe. Mhtasari huu umetayalishwa na kuandikwa na mfuliti wa kitongoji cha kelezia. na ndiye mfuliti wa kikao.

KULILINDA TETEKA NKUBA



[Handwritten signature]

MWENYEKITI WA KITONGOJI CHA KELEZIA
BUNTUBILI
KATA-IGULWA
06/04/2023

MAHUDHURIO YA KIKAO CHA SERIKALI YA KITONGOJI CHA KELEZIA CHA KUDHIBITISHA UHALALI WA UMILIKI WA SHAMBA LA WEBSTER LAURIAN BACHILULA. 06/04/2023

NO	JINA KAMILI	WADHIFA	ME KE	MNA	SAHITI
1.	KULULINDA TEYEKA NKUBA	M/KITI	✓	4:00	Thyele p.
2.	JULIAS MHENZI MATHEGA	MJUMBE	L	4:00	Mhengo
3.	LEONARD JOHN LUGUDIGA	BALOZI	L	4:00	L. JOHN
4.	JACOBO MASHAJA BUKDALA	BALOZI	✓	4:00	Mashaja
5.	MULILA LUDJA	BALOZI MJUMBE	L	4:00	Mulila Ludja
6.	Petro J. Ngeleja	Mjumbe	✓	-11-	Petro Ngeleja
7.	ABDALLAH KAMILI	BALOZI	L	4:00	Abdullah
8.	Paulo MAGINA	BALOZI	L	-11-	Paulo
9.	MASELE MPAZI	BALOZI	✓	4:00	Ms.L.
10.	ALOISI LUSWAGA	MUJUMBE	L	-11-	Aloisi
11.	HAMISI SHANI	BALOZI	L	-11-	Hamisi
12.	RAPHAEL UCATA	MUJUMBE	L	-11-	Raphael
13.	JOHN SHWA	BALOZI	✓	-11-	John
14.	Mwando Ngenzi	BALOZI	✓	-11-	Mwando
15.	FIKIRI makoye	Mujumbe	L	-	F. makoye
16.	MAGIRETH JULIUS	MJUMBE	L	-11-	Magireth
17.	WEBSTER L. BACHILULA	MJUMBE	✓	10:26	Webster Web.
18.	ANTHONY J DANIELY	MJUMBE			Anthony



Thyele p.
 IWENYEKITI WA KITONGOJI CHA KELEZIA
 BUNTUBILI
 KATA-IGULWA
 06/04/2023

SALE AGREEMENT

BETWEEN

WEBSTER LAURIAN BACHILULA

AND

MINER STATION TANZANIA LIMITED

SALE AGREEMENT

THIS AGREEMENT is made this.....day of2023

BETWEEN

WEBSTER LAURIAN BACHILULA of P.O BOX 02 Ushirombo, BUKOMBE (hereinafter called "the VENDOR") which expression includes his heirs, assignees and successors in title) of the one part.

AND

MINER STATION TANZANIA LIMITED of P.O. Box 66624 DAR ES SALAAM (Hereinafter called "the PURCHASER") which expression includes his heirs, assignees and successors in title) of the other part.

WHEREAS the Vendor is the owner of the 11 ACRES of land located at Kerezia in Ushirombo within Bukombe District in Geita Region (hereinafter called "the plot Land").

WHERE AS the plot is located at the following neighbors

North... *Fikiri Makoye*
East... *Lyahanze*
West... *Bahati Ndemuewanika*
South... *Mwalimu Konde Mahongo*

AND WHEREAS the Vendor out of his own free will is desirous to selling the said PLOT LAND to the purchaser and the purchaser is desirous of buying the same free from any encumbrances whatsoever for the consideration and subject to terms and conditions hereinafter contained.


NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That in consideration of **Tanzania Shillings Nine Hundred Thousands only (Tsh 900,000/)** per one Acre (hereinafter called "the purchase price"), the vendor is selling and conveying the said land to the purchaser free from any encumbrances whatsoever.
2. That making **Tanzania Shillings Nine Million Nine Hundred Thousands only (Tsh 9,900,000/-)** for 11 Acres
3. The Purchaser has already paid the Vendor the total sum of Tanzanian shillings Nine Million Nine Hundred Thousands only (Tshs 9,900,000/=) through vendors CRDB Bank Account No. **0152452991300** and the Vendor acknowledges the acceptance of the same.

4. The Vendor has the overall ownership documents relating to the said plot of land which he acquired through inheritance from his parents are hereby attached and form part of this agreement.
5. That the Vendor hereby covenants with the purchaser to pay, satisfy and discharge all outgoing liabilities in respect of the property and undertakes to indemnify the Purchaser against all actions and proceedings in connection with or incidental to the breach by the vendor of his undertaking and covenants here in contained.
6. The Purchaser shall be responsible for effecting transfer formalities.
7. As from the date of execution of this agreement, the Buyer shall take possession of the plot land and all documents regarding the plot land.
8. The Seller covenants to the Buyer that he is the rightful owner of the plot land and he has the right to sell as he does, should the contrary be proved he shall be able to refund the purchase price to the Buyer.

IN WITNESS WHEREOF the parties have dully executed these presents in the manner and on the day of the year herein after appearing hereunder.

SIGNED and DELIVERED by the said
WEBSTER LAURIAN BACHILULA who
 known to me personally/identified to me
 by.....
 the latter being known to me personally
 in my presence thisday of
 2023

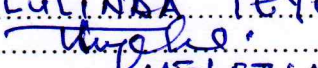


VENDOR

SIGNED and DELIVERED by the said
SRINIVASA RAO AVUTAPALI who
 known to me personally/identified to me
 by.....
 the latter being known to me personally
 in my presence thisday of
 2023


**ON BEHALF OF PURCHASER
 (MINER STATION (T) LTD)**

VILLAGE CHAIRMAN

NAME: **KULULINDA TEYERA NKUBA**
 Signature: 
 Postal Address: **KELEZIA**

 Qualification: **M/KITI**

**WENYEKITI WA KITONGOJI CHA KELEZIA
 BUNTUBILI
 KATA-IGULWA**

Acknowledgement

BEFORE ME

NAME..... *Francis M. Mwakatima*

SIGNATURE..... *[Handwritten Signature]*

POSTAL ADDRESS..... *PO Box 422*

QUALIFICATION..... *ADVOCATE*

