

## **MKATABA WA KUPANGISHA ENEO**

Mkataba huu umefanyika leo tarehe 22 mwezi wa 01 Mwaka, 2022

### **KATI YA**

**GEORGE GODFREY WANDIBHA** wa S.L.P 476 KILWA, (ambaye katika mkataba huu atajulikana kama "**Mwenye Eneo**" neno ambalo litamjumuisha yeye, warithi wake na wote watakaodai haki kutokana na mkataba huu kwa upande mmoja),

### **NA**

**RECTE EFFECTIVE SOLUTIONS (RES) COMPANY LTD** wa S.L.P 32027 Dar Es Salaam (ambaye katika mkataba huu anajulikana kama "**Mpangaji**" neno ambalo litamjumuisha yeye, warithi wake na wote watakaodai haki kutokana na mkataba huu kwa upande wa pili).

**KWA KUWA** Mwenye Eneo ni mmiliki halali wa eneo hilo lenye Heka 9.95 iliyopo eneo la Makanganga wilaya ya Kilwa, mkoa wa Lindi.

**NA KWA KUWA** "**Mwenye Eneo**" ana nia ya kumpangisha "**Mpangaji**" kwenye eneo hiyo na mpangaji ana nia ya kupanga eneo hiyo baada ya kufanya majadiliano baina yao.

### **Hiyo basi mkataba huu unashuhudia haya yafuatayo:-**

1. Kwamba "**Mwenye Eneo**" amekubali mpangaji kupanga eneo hiyo kwa fedha za kitanzania **TSH: 5,000,000/=** katika kipindi cha Mwezi mmoja.
2. Kwamba "**Mpangaji**" atamlipa Mwenye eneo kiasi cha shilingi **TSH: 5,000,000/=** katika kipindi chote cha mkataba huu kila mwezi.
3. Kwamba "**Mpangaji**" ata toa pesa ya tahadhari za kitanzania **TSH: 1,000,000/=** wakati ana weka saini mkataba huu, pesa hizo ni kwaajili ya marekebisho kama mpangaji ata fanya uharibifu wowote kwenye eneo. Na ata rudishiwa pesa hizo kama kuta kua hamna uharibifu wowote wakati anaondoka.

4. Kwamba mkataba huu utadumu kwa kipindi cha miaka saba kuanzia tarehe 22/1/2022 hadi tarehe **22/1/2029** Kodi ya miezi yote italipwa kwa mkupuo siku ya kuweka sahihi mkataba huu.
5. Kwamba '**Mwenye Eneo**' anaweza kufanya ukaguzi wa eneo hiyo kila baada ya miezi miwili kwa kumpa mpangaji taarifa ya kufanya ukaguzi huo katika kipindi kisichopungua siku tatu ambapo ukaguzi huo utafanyika katika majira ya mchana.
6. Kwamba '**Mpangaji**' atawajibika kuweka eneo yote na mazingira yake katika hali ya usafi kipindi chote cha mkataba na kuhakikisha kuwa eneo inakuwa katika hali ya kukalika muda wote atakao kuwa kwenye mkataba, uharibifu wowote utakaofanywa na mpangaji au jamaa yake atawajibika kuufidia pia mpangaji atawajibika kutunza na kuweka mali ya mwenye eneo katika hali ya usalama.
7. Kwamba '**Mwenye Eneo**' atawajibika kufanya marekebisho yote katika eneo hiyo ambayo hayatokani na uharibifu wa mpangaji katika kipindi chote cha makataba huu
8. Kwamba upande wowote utakaotaka kusitisha mkataba huu utatoa taarifa ya maandishi (Notice) ya mwezi mmoja kabla kwa upande mwingine kabla ya kusitisha mkataba.
9. Kwamba '**Mpangaji**' atatoa tarifa ya nia ya kuendelea na mkataba huu mwezi mmoja kabla ya mkataba kuisha na pande zote zitafanya majadiliano kuhusu mkataba mpya. Kama mpangaji hakutoa taarifa za kuendeleza upangaji wake, itachukuliwa kuwa mpangaji hataki kuendeleza upangaji, hivyo mwenye nyumba atakuwa huru kupangisha mtu mwingine.
10. Kwamba '**Mpangaji**' hataruhusiwa kupangisha eneo kwa Mtu mwingine au kwa jamaa yake bila idhini ya mwenye eneo pia mpangaji hataruhusiwa kubadili matumiziya upangaji bila idhini ya mwenye eneo.

**HIVYO BASI**, Kwa kuthibitisha hayo yaliyo hapo juu pande zote zimeweka sahihi zao kwa jinsi na tarehe kama inavyosomeka hapo chini.

Umesainiwa na mwenye Eneo  
leo tarehe 22 Mwezi wa 01, 2022

*CS*  
.....  
(MWENYE ENEO)

Umesainiwa na mpangaji  
leo tarehe 22 Mwezi wa 01, 2022

MPANGAJI

JINA: *Albert S. Bernard.*  
SAINI: *Albert S. Bernard.*  
TAREHE: *22nd Jan 2022*  
CHEO: *Finance & Administrative Manager.*



JINA: *Carlos Eladius*  
SAINI: *CEP*  
TAREHE: *22nd Jan 2022*  
CHEO: *Accountant*

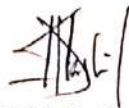
THE UNITED REPUBLIC OF TANZANIA  
**MINISTRY OF MINERALS**  
**MINING COMMISSION**

THE MINING (MINERAL RIGHTS) REGULATIONS, 2018  
**PRIMARY MINING LICENCE PML1004LND**  
*The Mining Act, Cap. 123*

The exclusive right, subject to the provisions of *The Mining Act, Cap. 123* and the regulations made thereunder or which may come into force during the continuance of this primary mining licence or any renewal thereof is hereby granted to **M/S Recte Effective Solutions (RES) Company Limited** of **P.O.Box 32027, Dsm** (hereinafter called the Licensee), to prospect and mine for **Gypsum**, at Makangaga, in **Kilwa** District, QDS **270/4** over an area described overleaf (Annex A).

This Licence, unless sooner cancelled, suspended or surrendered pursuant to the provisions of *The Mining Act, Cap. 123* shall be valid for a period of **seven (7)** years, effective from the date of grant.

Granted this 22<sup>ND</sup>..... day of SEPTEMBER, 2022



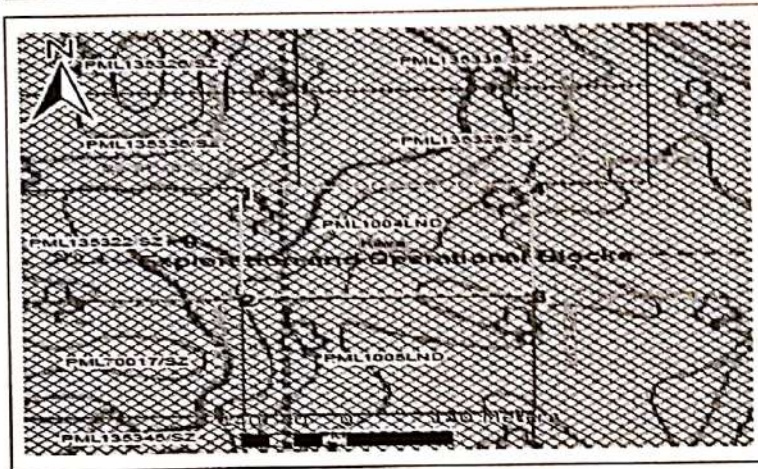
Eng. Idd R. Msikozi  
For: **EXECUTIVE SECRETARY**

**ANNEX A**

**DESCRIPTION OF THE PRIMARY MINING LICENCE AREA**

The Primary Mining Licence is at Makangaga area in **Kilwa** District, QDS **270/4** defined by the following corner co-ordinates (Arc 1960):

Corner	Latitude	Longitude
1	- 09 deg. 27 min. 42.00 sec.	39 deg. 22 min. 55.50 sec.
2	- 09 deg. 27 min. 50.00 sec.	39 deg. 22 min. 55.50 sec.
3	- 09 deg. 27 min. 50.00 sec.	39 deg. 23 min. 8.00 sec.
4	- 09 deg. 27 min. 42.00 sec.	39 deg. 23 min. 8.00 sec.



Legend	
Licensed area	
License Number	PML1004LND
District	Kilwa
Direction	

An area of approximately **9.36** Hectares.

**ANNUAL RENT PAYMENTS**

Year	ERV	Amount (TShs.)	Date	Signature & Stamp
1.	993020507190	421,200/-	22 <sup>nd</sup> Sep 2022	
2.	.....	.....	.....	.....
3.	.....	.....	.....	.....
4.	.....	.....	.....	.....
5.	.....	.....	.....	.....
6.	.....	.....	.....	.....
7.	.....	.....	.....	.....

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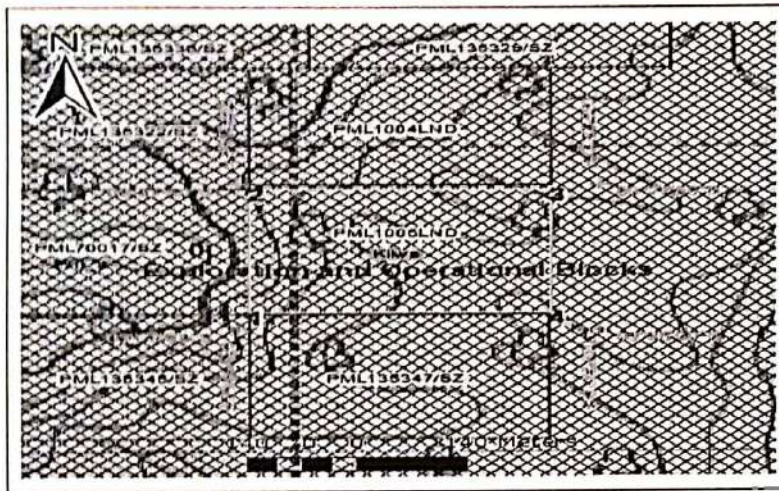
Eng. Idd R. Msikozi  
For: **EXECUTIVE SECRETARY**

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The Primary Mining Licence is at Makangaga area in **Kilwa District, QDS 270/4** defined by the following corner co-ordinates (Arc 1960):

Corner	Latitude	Longitude
1	- 09 deg. 27 min. 58.80 sec.	39 deg. 22 min. 55.50 sec.
2	- 09 deg. 27 min. 50.30 sec.	39 deg. 22 min. 55.50 sec.
3	- 09 deg. 27 min. 50.30 sec.	39 deg. 23 min. 8.00 sec.
4	- 09 deg. 27 min. 58.80 sec.	39 deg. 23 min. 8.00 sec.



Legend	
Licensed area	
License Number	PML1005LND
District	Kilwa
Direction	

An area of approximately **9.95 Hectares**.

**ANNUAL RENT PAYMENTS**

Year	ERV	Amount (TShs.)	Date	Signature & Stamp
1.	9950205071970	447,750/-	22 <sup>ND</sup> SEPT. 2022	
2.	.....	.....	.....	.....
3.	.....	.....	.....	.....
4.	.....	.....	.....	.....
5.	.....	.....	.....	.....
6.	.....	.....	.....	.....
7.	.....	.....	.....	.....