

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
NOTIFICATION OF A DISPOSITION
[Under Section 36]
(To be submitted in triplicate)

PLOT NO. 279, BLOCK "A" (HDR)
USHIROMBO - BUKOMBE
MISSION AREA

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

I, ELIZABETH YANGA BONIPHACE (*the administratrix of the estates of the late PETER JAMES KUBEZYA-DECEASED*) and guardian of deceased's children, PRISCA PETER KUBEZYA and PRISCILLA PETER KUBEZYA, P.O. BOX 149, MBEYA, DO HEREBY NOTIFY you of the disposition which is intended to be made in favour of MINERSTATION (TZ) LIMITED COMPANY with registration No. 141593823 of P.O. BOX 121, USHIROMBO - BUKOMBE in respect of a right of occupancy registered under the above reference. I, HEREBY present the following particulars:-

1. Nature of disposition; SALE
2. Particulars of purchaser; NIL
3. The following documents are enclosed: DEED OF TRANSFER (LF NO. 35), LETTER OF OFFER, CONTRACT FOR A DISPOSITION OF A RIGHT OF OCCUPANCY (LF NO.38) AND APPLICATION FOR APPROVAL OF DISPOSITION (LF NO. 30),
4. Other particulars: NIL

Dated: 24th May 2023


.....

APPLICANT

Fee:

SEAL/OFFICIAL STAMP

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE:..... PLACE

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
APPLICATION FOR APPROVAL OF DISPOSITION
[Under Section 39]

PLOT NO. 279, BLOCK "A" (HDR)
USHIROMBO - BUKOMBE
MISSION AREA

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

I, ELIZABETH YANGA BONIPHACE (*the administratrix of the estates of the late PETER JAMES KUBEZYA-DECEASED*) and guardian of deceased's children, PRISCA PETER KUBEZYA and PRISCILLA PETER KUBEZYA, P.O. BOX 149, MBEYA, DO HEREBY NOTIFY you of the disposition which is intended to be made in favour of MINERSTATION (TZ) LIMITED COMPANY with registration No. 141593823 of P.O. BOX 121, USHIROMBO - BUKOMBE in respect of a right of occupancy registered under the above reference.

1. Nature of disposition- **SALE**
2. Particulars of purchaser/assignee/mortgage (if not a prescribed lender) **NIL**
3. I, the Applicant supply the following information and or documentation:
 - a) Letter of OFFER
 - b) Deed of Transfer (LF No. 35)
 - c) Notice of Disposition (LF No. 29)
 - d) Contract for a Disposition of a Right of Occupancy (LF 38)

Dated: 24th May 2023


.....
APPLICANT

For Official Use Only

- a) Approved/Refused
- b) Remarks

Commissioner for Lands/Authorized Officer
Date:

Served upon me/us



Signature of Applicant
Date:

Fee:

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
TRANSFER OF RIGHT OF OCCUPANCY
[Under Section 62]

PLOT NO. 279, BLOCK "A" (HDR) USHIROMBO - BUKOMBE MISSION AREA

IN CONSIDERATION of natural love and affection, the sum of Tsh, 70,000,000/-

I, ELIZABETH YANGA BONIPHACE (*the administratrix of the estates of the late PETER JAMES KUBEZYA-DECEASED*) and guardian of deceased's children, PRISCA PETER KUBEZYA and PRISCILLA PETER KUBEZYA, of P.O. BOX 149, MBEYA, DO HEREBY NOTIFY you of the disposition which is intended to be made in favour of MINERSTATION (TZ) LIMITED COMPANY with registration No. 141593823 of P.O. BOX 121, USHIROMBO - BUKOMBE in respect of a right of occupancy registered under the above reference.

SIGNED and DELIVERED by the said ELIZABETH YANGA BONIPHACE who is known to me personally/ identified to me by..... the latter being known to me personally this 24th day of May 2023


.....
TRANSFEROR

BEFORE ME
Name: BAKARI CHUBWA MUHEZA
Signature.....
Qualification: ADVOCATE
Postal Address: 28, KAHAMA



SIGNED and DELIVERED by the said MINERSTATION (TZ) LIMITED COMPANY who is known to me personally/ identified to me by..... the latter being known to me personally this 24th day of May 2023


.....
TRANSFEEE

BEFORE ME
Name: BAKARI CHUBWA MUHEZA
Signature.....
Qualification: ADVOCATE
Postal Address: 28, KAHAMA



*Where applicable.

IN EXERCISE THE POWERS VESTED IN ME I, UNDER SECTION 37 OF THE LAND ACT 1999 COMMISSIONER FOR LANDS/AUTHORISED OFFICER HEREBY APPROVE THIS DISPOSITION

Commissioner for lands/authorized officer
Date:

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)

CONTRACT FOR A DISPOSITION OF A RIGHT OF OCCUPANCY
(Under section 64)

PLOT NO. 279, BLOCK "A" (HDR),
USHIROMBO – BUKOMBE,
MISSION AREA.

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

I, ELIZABETH YANGA BONIPHACE (*the administratrix of the estates of the late PETER JAMES KUBEZYA-DECEASED*) and guardian of deceased's children known as PRISCA PETER KUBEZYA and PRISCILLA PETER KUBEZYA, P.O. BOX 149, MBEYA, DO HEREBY NOTIFY you of the disposition which is intended to be made in favour of MINERSTATION (TZ) LIMITED COMPANY with registration No. 141593823 of P.O. BOX 121, USHIROMBO - BUKOMBE in respect of a Letter of Offer registered under the above reference.

1. Type of intended disposition: **SALE**
2. Consideration: Tsh. 70,000,000/-
3. Mode of payment of consideration: **CASH (Single instalment)**
4. Date of execution of the deed of disposition: 24th May 2023.
5. Date of delivery of possession of the property and necessary documentation: 24th May 2023.
6. Covenants binding upon the vender/transferor: NIL.
7. Covenants binding upon the purchaser/transferee: NIL.

Dated at Kahama this 24th May 2023.



Signature of the Vendor



Signature/Seal of the Purchaser

BEFORE ME:



COMMISSIONER FOR OATHS



MKATABA WA MAUZIANO YA NYUMBA

Mkataba huu umefanyika leo tarehe mwezi wa Mwaka 2023

KATI YA

ELIZABETH YANGA BONIPHACE (Msimamizi wa mirathi ya Marehemu Peter James Kubezya-Marehemu) na mwangalizi wa watoto wa marehemu ambao ni **PRISCA PETER KUBEZYA** na **PRISCILLA PETER KUBEZYA** wa S.L.P 149, MBEYA, ambaye katika mkataba huu atajulikana kama“(MUUZAJI)” kwa upande mmoja.

NA

MINERSTATION (TZ) LIMITED COMPANY yenye namba ya usajili 141593823 wa S.L.P 121, **USHIROMBO – BUKOMBE** maeneo ya Mission, (ambao katika mkataba huu watajulikana kama“MNUNUZI”) kwa upande mmoja.

KWA KUWA MUUZAJI ni Nyumba iliyopo kwenye kiwanja, Namba.279, Kitalu ‘A’(HDR) **USHIROMBO – BUKOMBE** kwa mirathi Na.07/2017 ya Marehemu **PETER JAMES KUBEZYA** katika Mahakama ya Mwanzo Ushirombo.

NA KWA KUWA MUUZAJI ameonyesha nia na dhamira yake ya kuuza nyumba hiyo iliyopo kwenye kiwanja tajwa hapo juu, pia **MNUNUZI** ameonyesha nia na dhamira yake ya kununua nyumba hiyo tajwa hapo juu;

BASI MKATABA HUU UNASHUHUDIA YAFUATAYO:-

1. **Kwamba**, Muuzaji anatamka kwamba nyumba hiyo haina pingamizi lolote na haijawahi kutolewa rehani ama vinginevyo.
2. **Kwamba** Nyumba hiyo imeuzwa kwa makubaliano ya dhati kwa thamani ya Shilingi Milioni Sabini (Tshs.70,000,000/=) tu ambapo kiasi chote hicho cha fedha kinapaswa kulipwa kwa Muuzaji katika tarehe ya kusaini mkataba huu, hivyo umiliki wa mnunuzi wa nyumba hiyo utanza baada ya malipo hayo kufanyika.
3. **Kwamba**, kiwanja cha nyumba hiyo kimepimwa na kina OFFER. Hivyo, **Mnunuzi** atakuwa na wajibu wa kubadilisha miliki ya nyumba kwenda kwenye majina yake na **MUUZAJI** atatoa ushirikiano pale itakapobidi.
4. **Kwamba**, manunuzi ya nyumba hiyo iliyopo katika kiwanja tajwa hapo juu kitajumuisha na fomu (LAND FORMS) Na.29, 30,35 na 38.
5. **Kwamba**, mkataba huu utasomwa na kutafsiriwa kwa sheria za mikataba za Jamhuri ya Muungano wa Tanzania na sheria nyingine yeyote itakayokuwa inatumika kwa wakati huo.
6. **Kwamba**, makubaliano ya Mkataba huu ni ya kudumu na yatawabana pia wawakilishi wa pande zote mbili, na pande zote mbili zinakubaliana kutii masharti ya Mkataba huu.
7. **Kwamba**, **BAADA** ya kukabidhi mali/nyumba **MUUZAJI** hawataingilia kwa namna yoyote umiliki na matumizi ya **MNUNUZI** kuhusiana na mali ilivouzwa

8. **Kwamba** endapo kutatokea mgogoro kutokana na **MUUZAJI** kutokusema ukweli basi **MUUZAJI** atawajibika kushughulikia mgogoro huo kwa gharama zake hadi kufikia mwisho, na ikishindikana atalazimika kurejesha fedha zote kwa **MNUNUZI**.
9. **Kwamba**, pande zote zinakubaliana kuwa endapo mgogoro hautafikia suluhu na kushindwa kutekelezwa kwa **Aya ya 8** hapo juu basi wataweza kutafuta mpatanishi/msuluhishi na iwapo itashindikana hatua za kisheria ziweze kuchukuliwa.

UTHIBITISHO: Kwa kuthibitisha hayo hapo juu pande zote mbili zimeridhika zimekubaliana kuweka saina zao wakiwa na akili timamu bila kushurutishwa/kushawishiwa/kulazimishwa na Mtu yeyote yule

Mkataba huu **umesainiwa** na **kutolewa** na

ELIZABETH YANGA BONIPHACE

mbaye namfahamu binafsi/ametambuliwa

kwangu na.....

ambaye naye namfahamu

leo tarehe 24 mwezi wa 5 mwaka 2023


.....

MUUZAJI

MBELE YANGU

JINA: BAKARI CHUBWA MUHEZA

ANWANI: S.L.P 28, KAHAMA

SAHIHI: 

CHEO: WAKILI

Imewekwa muhuri wa

MINERSTATION (TZ) LIMITED COMPANY

leo tarehe 24 mwezi wa 5 mwaka 2023




.....

MUHURI



MBELE YETU

JINA: SRINIYASA RAD AVUTAPALLI

SAHIHI:

ANWANI: 121, BUKOMBE/USHIROMBO

WADHIFA: EXECUTIVE DIRECTOR

MBELE YETU

JINA:

SAHIHI:


ANWANI:

WADHIFA:

MBELE YANGU

JINA: BAKARI CHUBWA MUHEZA

ANWANI: S.L.P 28, KAHAMA

SAHIHI: 

CHEO: WAKILI



ASSENT TO THE BEQUEST OF A LEASEHOLD ESTATE

THE LAND REGISTRATION ACT (CAP 334)

(Section 68)

PLOT NO. 279, BLOCK "A" (HDR)

USHIROMBO - BUKOMBE

MISSION AREA

I, **ELIZABETH YANGA BONIPHACE** of P.O. BOX 149, Mbeya as **Legal Personal representative of the Estate of the late PETER JAMES KUBEZYA** of P.O.BOX 149, MBEYA hereby assent to the bequest of a leasehold estate of the Right of Occupancy registered under the above reference.

SIGNED at Kahama by the said

ELIZABETH YANGA BONIPHACE

who is known to me personally/~~has~~
been identified to ~~me~~ by

the later being known to me in my
presence this *24th* day of *May* 2023



ASSENTOR

SIGNED at Kahama by the said

ELIZABETH YANGA BONIPHACE

who is known to me personally/~~has~~
been identified to ~~me~~ by

the later being known to me in my
presence this *24th* day of *May* 2023



ASSENTEE

BEFORE ME:



COMMISSIONER FOR OATHS



**APPLICATION BY LEGAL PERSONAL REPRESENTATIVE
THE LAND REGISTRATION ACT (CAP 334)**

(Section 67)

**PLOT NO. 279, BLOCK "A" (HDR)
USHIROMBO - BUKOMBE
MISSION AREA**

I, **ELIZABETH YANGA BONIPHACE** of P.O. BOX 149, Mbeya, hereby apply to be registered as owner of the Right of Occupancy registered under the above reference as legal personal representative of the Estate of the late PETER JAMES KUBEZYA (deceased)

**SIGNED at Kahama by the said
ELIZABETH YANGA BONIPHACE**

who is known to me personally/have
the later being known to me in my
presence this^{29th}..... day of ^{May}.....2023


.....
APPLICANT

BEFORE ME:



.....
COMMISSIONER FOR OATHS



DRAWN BY:

Bakari Chubwa Muheza (Advocate)
Bravo Attorneys
Isaka Road, Plot No. 2 Block 'B' Igalilimi
Kahama Urban
P.O Box 28
Kahama-Tanzania
Email: bravoattorneys@yahoo.com
Mob: 0753419006 / 0714912100

**VALUATION REPORT OF PLOT NO. 279 BLOCK "A" USHIROMBO -
BUKOMBE URBAN AREA FOR TRANSFER OF RIGHT OF OCCUPANCY**



**PREPARED FOR:
MINERSTATION (TZ) LIMITED COMPANY,
P.O.BOX 121
USHIROMBO -BUKOMBE**

**PREPARED BY:
VALUATION SECTION,
MINISTRY OF LANDS- GEITA REGIONAL LANDS OFFICE
P.O.BOX 484
GEITA.**

October, 2023

VALUATION REPORT OF PLOT NO. 279 BLOCK "A" USHIROMBO -BUKOMBE URBAN AREA FOR TRANSFER OF RIGHT OF OCCUPANCY.

INSTRUCTIONS AND PURPOSE:

We have been requested by MINERSTATION (TZ) LIMITED COMPANY of P.O. Box 121 **USHIROMBO -BUKOMBE** to carry out a physical survey and appraise the value of unexhausted improvements on **279 BLOCK "A" USHIROMBO -BUKOMBE** and prepare a valuation report for determining current market value for **Transfer of Right of Occupancy**.

DATE OF VALUATION:

The subject property was physically inspected on **October,2023**.

LOCATION AND LOCALITY:

The subject property is located at Ushirombo Mission area near by Ndono filling station along Kahama road. Specifically, the area is known as **Plot No 279 BLOCK "A" USHIROMBO -BUKOMBE**.



OWNERSHIP AND TENURE:

The subject property is currently owned by **ELIZABETH YANGA BONIPHACE** (the administratrix of the estates of the late Peter James Kubezya -Deceased) and guardian of deceased's children, **Prisca Peter Kubezya** and **Priscilla Peter Kubezya** of P.O. Box 149 Mbeya. The interest on land is held under Letter of Offer issued on 23th march 2023 at Bukombe.

TRANSFREE:

The subject property will be transferred to **MINERSTATION (TZ) LIMITED COMPANY** of P.O. Box 121 **USHIROMBO- BUKOMBE**.

GENERAL DESCRIPTION AND TYPE OF PROPERTY:

This is residential property built with modern design, materials and specifications.



DETAILS OF CONSTRUCTION

The property bears a gable type of roof covered with industrial sheets laid on timber members. Walls are constructed of cement sand blocks plastered, rendered and painted both sides. Windows are of horizontal sliding aluminium sheets supported with ornamental grills for security. The floor finishing is of ceramic tiles throughout. All Entry and exit doors are of timber panel supported with metal grill gate. Internal doors are of timber panels.

The property accommodates five self-contained rooms, one bedroom, one sitting room.

The said property is in good condition.

OUT BUILDING

There is out building which is still under construction. The property bears a double pitched type of roof covered with industrial sheets laid on timber members. Walls are constructed of cement sand blocks internally cladded with wall tiles.

PLOT AND SITE WORKS:

The property is on a rectangular shaped and developed on medium-density plot in planned area that measure 958 square meters. The property is enclosed within cement sand block wall fence smoothly plastered and painted on both sides, the walkways, parking are laid with interlocking paving blocks. The property is proposed for laboratory with three partitions.

SERVICES: The subject property has both electricity and water.

BASIS OF VALUATION:

Valuation is based on the Market Value (MV), which is defined as “the estimated amount for which a property should exchange on the date of Valuation between a willing buyer and a willing seller in an arm’s length transaction after a property marketing wherein the parties had each acted knowledgeably, prudently and without compulsion”

Market value is therefore an estimate of the price achieved if the transaction was completed at the date of valuation with marketing having already taken place.

Replacement cost method of valuation has been adopted to ascertain the value of buildings while sales comparison method has been adopted to ascertain the value of the land.

CONFIDENTIALITY:

This valuation report is confidential to the client for specific purposes to which it refers. It may be disclosed to other professional advisors assisting the client for the purpose to which it refers.

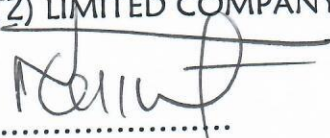
OPINION OF VALUE:

Taking into consideration the Basis and Method of Valuation used, location, size and the planning consideration of the plot; we are of the opinion that the current **market value** of the subject property located on **Plot No. 279 Block "A" Ushirombo -Bukombe** for **Transfer of Right of Occupancy purposes** is in order of **Tanzanian Shillings Ninety-Three Million Only (Tshs. 93,000,000/=) Only.**

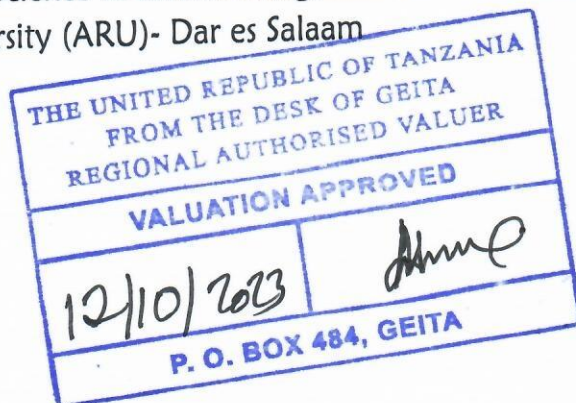
S/N	Item	Value Tshs)	Amount in Words
1	Land Value	10,000,000/=	Ten Million Only
2	Building Value	83,000,000/=	Eighty-Three Million Only
3	Total Market Value Say	93,000,000/=	Ninety-Three Million Only

CERTIFICATION

This valuation report has been prepared for and certified on behalf of MINERSTATION (TZ) LIMITED COMPANY of P.O. Box 121 USHIROMBO- BUKOMBE by: -



FRV Nelson Gilbert,
Government Valuer- Ministry of Lands,
Bachelor of Science in Land Management and Valuation (B.Sc. LMV),
Ardhi University (ARU)- Dar es Salaam



Valuation Work Sheet Property Located at Plot No 279 BLOCK "A" USHIROMBO - BUKOMBE

A: Valuation of Building

I. Basis of Valuation: Replacement Approach

II. Reduced Floor Area Analysis

Item	Area Computation		Area (m2)	Factor (%)	RFA (m2)
Main Building	138.84	=	138.84	100	138.84
Front veranda	21.94		21.94	20	4.39
OB	32.4		32.4	50	16.20
Total RFA					159.43

iii. Valuation

Total Reduced Floor Area		m ²	159.43
Multiply by construction cost per per m ²		TShs.	<u>500,000</u>
Replacement Cost		TShs.	79,714,000
Add Siteworks Say 15%		TShs.	11,957,100
Replacement Cost		TShs.	91,671,100
Less depreciation Say 10%		TShs.	9,167,110
Depreciated Replacement cost	Say	TShs.	82,503,990
		Say Tshs.	83,000,000

B. VALUATION OF LAND

Basis of valuation: Market approach

Total area		m ²	958
Multiply By sale price per sq meter		TShs.	10,000
Market value of the land is		TShs.	9,580,000
	Say	TShs.	10,000,000
Total Value of Land and Building			93,000,000.00

SKETCH PLAN OF THE SUBJECT PROPERTY LOCATED AT PLOT NO 279 BLOCK "A" USHIROMBO -BUKOMBE

