

DEPARTMENT OF LANDS AND VALUATION

Telephone: 620 255

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Please address all communications to:
The Regional Controller of Lands and Valuation (S)



In reply please quote Ref. No. SR/CK/97/84

REGIONAL CONTROLLER OF LANDS
AND VALUATION (S)

PRIVATE BAG 568

BLANTYRE

MALAWI

8th December, 1997

~~SR/CK/97/~~

Mr E.D. Mairiwa

P.O. Box 85

Ngabu

cc: District Commissioner, P/Bag 1 Chikwawa

Dear Sir/Madam,

OFFER OF A LEASE

OF 34. OF A HECTARE OF PUBLIC LAND PROVISIONALLY
KNOWN AS PLOT NO. 171 AT NGA BU TRADING CENTRE

I am pleased to inform you that your application for a lease of the above property has been approved by the Minister of the Malawi Government responsible for Land Matters (the Minister).

2. Accordingly, you are offered a lease of the property subject to the provisions of the Land Act and the Regulations made thereunder (with such modifications only as the Minister may deem necessary) and to the following conditions—

(a) Duration of lease

: 66 years from 1/12/1997

(b) Rent

: K 150.00 a year payable on the 1st day of April in every year subject to adjustment (either upwards or downwards by reference to the area appearing in the Sketch Plan and later by reference to the area appearing in the Deed Plan and subject also to revision (in addition to the Minister's statutory power to revise at 3-year intervals upon the Minister introducing a new scale of rents for this type of property.

(c) Permitted use

: Trading purposes

(d) Sum to be spent on development

: K 165,000.00

(e) Date by which development to be completed :

30th November, 1999

(f) The Minister may require that the lessee insure all buildings on the demised premises against loss or damage.

3. The lease will be prepared and you will be allowed into possession when I have received from you the sum of K 353.00 in payment of the fees and duties set out in the attached statement.

4. As a survey of the area to be leased to you has not been undertaken, a Sketch Plan will be attached to the lease. When the survey has been completed a Deed Plan will replace the Sketch Plan and you will be asked to pay the survey fee. You will pay survey fees to the Surveyor General

5. This offer will lapse, if not accepted and all fees and duties paid within 60 days of the date hereof.

Yours faithfully,

K.K. Mwira
for Commissioner for Lands