

COUNTERPARTY

DEED REGISTRY NO. 90431

DATED THE DAY OF 2017

SUNGANANI MADULIRA & ETHEL MADULIRA

to

FRANK NAKOMA & MERCY NAKOMA

DEED OF ASSIGNMENT

of

0.1810 of a hectare of Leasehold land known as
Plot No.248 of Bester Village in Blantyre District/
Southern

Daniel Mwangwela
Legal Practitioner
P.O. Box 1444
Blantyre
Malawi

IN WITNESS whereof **KWAME KAFWIMBI NGWIRA** Commissioner for Lands for and on behalf of the Minister has set his hand and seal and the Lessees have set their hands the day and the year first above written.

THE FIRST SCHEDULE

ALL THAT piece or parcel of land containing an area of **0.1810** (Nought Decimal Point One Eight One Nought) hectares or thereabouts known as Plot No. **248** situate at Bester Village in Blantyre District / Southern Region the boundaries whereof are more particularly described and delineated on Survey Department **Deed Plan No. 1059/2014** hereunto annexed and thereon edged in red **TOGETHER WITH** the buildings erected thereon

THE SECOND SCHEDULE

1. PURPOSE FOR WHICH THE LEASE IS GRANTED:

Residential Purposes

2. PARTICULARS OF BUILDING TO BE ERECTED:

Dwelling House

3. SUM TO BE EXPENDED ON BUILDING:

30th September, 2015

4. DATE BY WHICH BUILDING TO BE COMPLETED:

K 3,000,000.00 (Three Million Kwacha)

5. SPECIAL CONDITIONS:

- (a) In the erection and completion of the said **Building** the Lessees shall do all acts and things required by and perform the works conformably in all respects with the provisions and conditions of any planning approvals and permissions and conditions of any statute rule or order or statutory instrument applicable thereto and the bylaws and regulations of any local authority having in that behalf in the district wherein the demised premises are situate.

THE LESSEE to the intent that these obligations may continue throughout the term hereby created hereby covenants with the Minister as follows:-

- (a) to perform and observe the covenants implied by the Regulations made by the Minister under the Land Act and amendments or additions thereto which may from time to time be made by the Minister (hereinafter called "the Regulations")
- (b) to perform and observe the terms and conditions set out in the Second Schedule hereto

3. **THE LESSEE HEREBY ACKNOWLEDGES TO THE MINISTER** as follows:

FIRST: that if at any time hereafter a new scale of rents for Residential Purposes in **Blantyre District** shall come into use by the Minister then and so often as the same shall happen he shall be entitled to adjust and re-fix yearly rent in accordance with such new scale with effect from the 1st day of July next following its introduction the adjusted rent to be payable at the time and in the manner at and in which the original rent is hereby made payable

SECONDLY: that the foregoing powers of the Minister are in addition to his statutory power to revise the yearly rent under the Land Act

4. In this lease unless the context otherwise requires the singular shall include the plural and the masculine shall include the feminine and the neuter and the expression "the Minister" shall include his successors in title and where there are 2 (two) or more persons included in the expression "the Lessees" covenants and conditions expressed to be binding on the lessee shall be deemed to be binding on such persons jointly and severally and such persons shall be deemed to hold the demised premises as joint tenants.

SOUTHERN.....
BLANTYRE.....
BESTER VILLAGE.....
Piece No. 248.....

Region
District
Locality

Registry Map 1535 C1

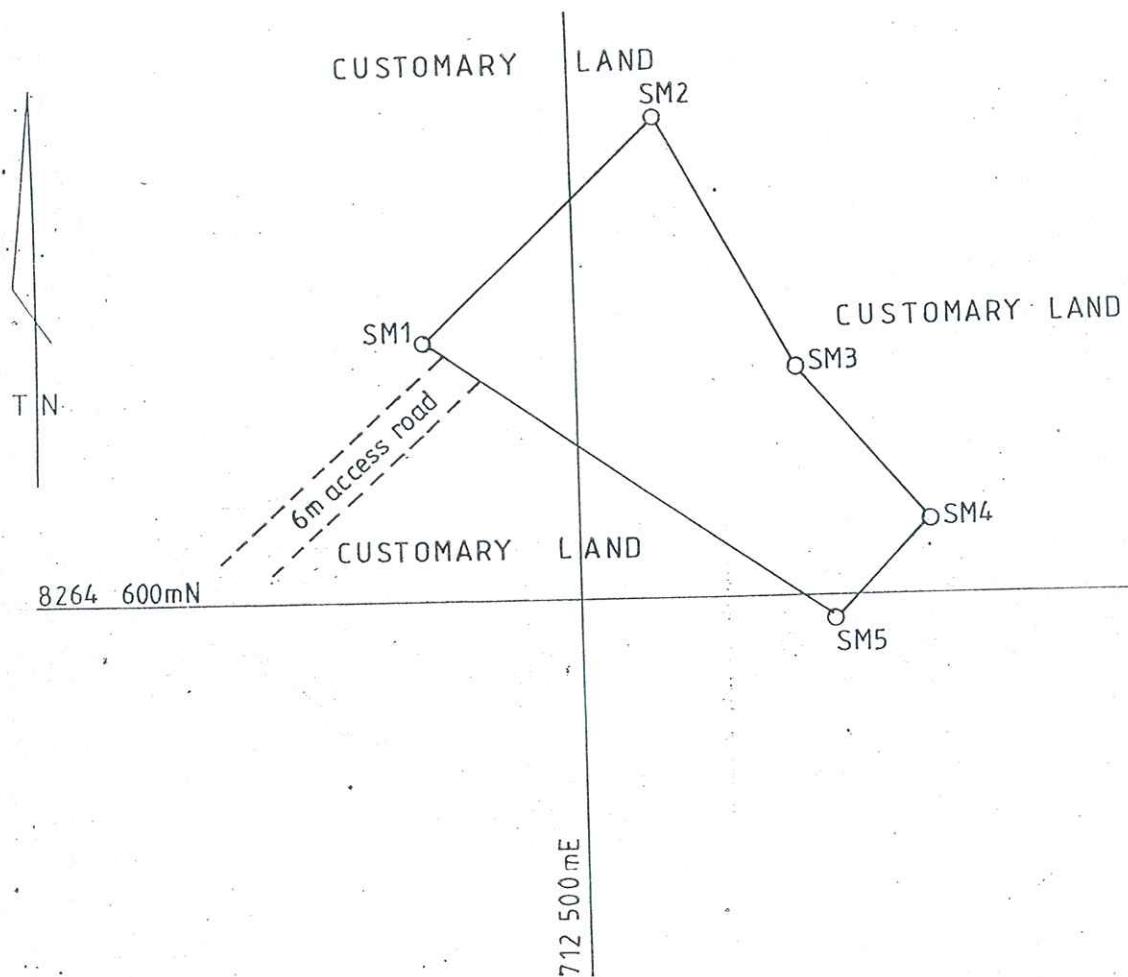


MALAWI
DEED PLAN
No. 1059 / 2014
Scale 1/1000

Department of Surveys
Archive Reference

Original plan No. SD/ 17372
of PLOT 248 BESTER VILLAGE
Surveyed IN MAY 2014
by O. N. MBALAME

SIDES AND BEARINGS					CO-ORDINATES (U.T.M. ZONE 36)	
Beacon	Distance	Bearing	Beacon Description		Eastings (m)	Northings (m)
SM1	42.43m	45° 31' 50"	12 mm	I. R. C.	714 480.58	8264 634.04
SM2	38.67 "	152° 01' 10"	"	"		
SM3	25.63 "	137° 36' 20"	"	"		
SM4	18.77 "	222° 28' 20"	"	"		
SM5	64.78 "	305° 03' 30"	"	"		
SM1						



The above figure marked SM1—SM2—SM3—SM4—SM5—SM1
and edged red represents 0.1810..... Hectares of land

Drawn by Mrs. C. C. Mazonda

Checked by S. MKANDAWIRE

I certify that this deed plan conforms with the Original Plan No. SD/ 17372,
approved by the Surveyor General and that the numerical data
shown above are mutually consistent.

Surveyor General

18-06-2014
Lilongwe.....