

All correspondence should be addressed to

"THE SECRETARY"

Telephone: 706081/9

Fax: 734646

Telex: ZIM AGRIC 22455 ZW



ZIMBABWE

Reference:

**MINISTRY OF LANDS,
AGRICULTURE AND
RURAL RESETTLEMENT**

Ngungunyana Building

1, Borrowdale Road

Private Bag 7701

Causeway

Harare

Ref: 4/183

TO: MANJIMBIRI E
HA 20-118713 D 83
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Date: 23/11/01

Dear Sir/Madam

Re: OFFER OF STATELAND HOLDING, MODEL A2 PHASE II

1. We refer to your application for a farm and have the pleasure to inform you that the application has been successful.
2. You are offered S/D 20 OF LOT 1 OF FAIR RANGE in the District of CHIDENZI Province MASVINGO at an annual Rental to be advised. The farm is approximately 216 ha in extent.
3. This offer is made in terms of the Agricultural Land Settlement Act [Chapter 20:01] and you are requested to acquaint yourself with the provisions of the Act before signalling your acceptance.
4. The offer is subject to the following conditions:-
 - a)(i) that you take up personal and permanent residence on the holding upon your acceptance of this offer which should be communicated to this office within 30 days of receipt
OR
(ii) you appoint a manager who shall personally and permanently take up residence on the holding within three months of your acceptance of this offer; and
 - b) that you undertake to initiate developments on the holding in accordance with the five year development plan which you submitted together with your application.
In the event of your plan not being specific to the farm that you are now offered, you shall be required to submit a new plan to this office for approval before it is implemented within one month of your acceptance of the offer
 - c)(i) that you shall not cede, assign or make over any right or obligation or sublet or part with possession or grant any form of right of occupation in respect of this farm or part thereof without the prior written consent of the Minister; and
(ii) that in the event of death of the Lessee, the rightful heir shall apply for succession
(iii) that in the event of the Lessee not being able to continue farming operations because of physical or mental factors, he/she can apply for cession or surrender his rights to this Ministry.

c) that you comply with all the provisions of the Agricultural Land Settlement Act [Chapter 20:01] pertaining to the leasing of state land and, in addition, any special conditions which may be imposed by the Minister and

d) that you shall comply with any laws requiring the grant of any servitudes over the holding should you be required to do so by the Minister.

5. You are further advised as follows:-

a) the onus of notifying this office of any change of address shall lie with you and your failure to do so shall absolve this Office from responsibility for misdirected correspondence;

b)(i) when it is established that you have occupied and you are developing the holding, an Agreement of Lease shall be prepared and forwarded to you for signature.

(ii) The lease shall be up to 99 years with an option to purchase, which option shall be revealed by the Minister from time to time.

(iii) The option to purchase shall be exercised in conformance with the maximum farm size regulations to be prescribed by the Minister from time to time in terms of the Rural Land Act.

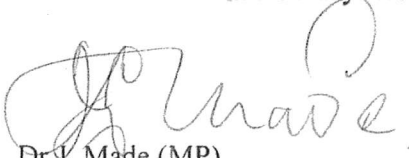
c) irrespective of the date of signature of the lease agreement, the commencement date shall be set back to cover the actual period of occupation and you will be responsible for payment of lease rentals and council rates from the date of your acceptance of this offer;

d) you shall be required to assume responsibility and custody for any existing developments on the farm from the date of your acceptance of this offer.

6. The offer may also be cancelled or withdrawn for breach of any of the conditions set out above.

7. The Ministry reserves the right to cancel/withdraw this offer if it is established that you failed to disclose essential information when you completed your application or when you were interviewed such as the ownership or lease of other state lands or lands should you fail to dispose of same. In the event of such cancellation or withdrawal no compensation shall be paid for improvements effected on the land or for any disturbance whatsoever.

8. You are kindly requested to indicate by signing the attached letter whether you accept this offer or not within 30 days from the date of this letter.


Dr J. Made (MP)

MINISTER OF LANDS, AGRICULTURE AND RURAL RESETTLEMENT