

All correspondence should be addressed to

"THE SECRETARY"

TELEPHONE:  
797325-30/794242-9/701166

FAX: 797335



ZIMBABWE

**Reference:**

MINISTRY OF LANDS AND RURAL  
RESETTLEMENT

Block 2, Makombe Building  
Private Bag 7779  
Causeway  
Harare

Ref: LLRR 704

To: **E RUGONYE**  
**63-163772Y-Y-32**

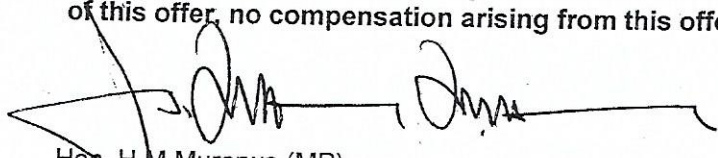
**DATE: 05-Oct-12**

**14 MACLOUGHLIN CL, AVONDALE AVONDALE**

Dear Sir/Madam

**Re: OFFER OF LAND HOLDING UNDER THE LAND REFORM AND RESETTLEMENT  
PROGRAMME, (MODEL A2 PHASE II)**

1. The Minister of Lands and Rural Resettlement has the pleasure in informing you that your application for land under Model A2 Scheme has been successful.
2. You are offered Subdivision **2** of **HIPPO VALE**  
in **CHEGUTU** District of **MASHONALAND WEST PROVINCE** for  
agricultural purposes. The farm is approximately **75.00** hectares in extent.
3. The offer is made in terms of the Agricultural Land Settlement Act [Chapter 20:01] whose provisions you are advised to acquaint yourself with. Conditions that go with the offer are attached.
4. You are requested to indicate on the attached form whether you accept this offer or not, within 30 days of receipt of this offer.
5. If you accept this offer, you are required to declare any state land you maybe leasing for agricultural purposes or whether you have been allocated agricultural land under any Government scheme.
6. A lease agreement will only be entered into once the Minister is satisfied that all conditions have been met.
7. The Minister reserves the right to withdraw or change this offer if he deems it necessary, or if you are found in breach of any of the set conditions. In the event of a withdrawal or change of this offer, no compensation arising from this offer shall be claimable or payable whatsoever.

  
Hon. H.M. Murerwa (MP)

**Minister of Lands and Rural Resettlement**

**CONDITIONS APPLYING TO THE OFFER OF LAND UNDER THE ZIMBABWE LAND REFORM AND RESETTLEMENT PROGRAMME (PHASE II, MODEL A2 SCHEME)**

**1. 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 development on the holding in accordance with the five year development plan you submitted 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 land use 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 the Ministry of Lands and Rural Resettlement.
- d) 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
- e) 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.

**2. 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 offered land holding, an Agreement of Lease shall be prepared and forwarded to you for signature.
- (ii) the lease shall be up to 99 years (renewable).

c) Irrespective of 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 for any existing developments on the farm from the date of your acceptance of this offer

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

**4. 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.**

Ref: LLRR704

The Minister of Lands and Rural  
Resettlement

P Bag 7779 Causeway Harare

**DATE:** 05-Oct-12

**FROM**

**E RUGONYE**

**63-163772Y-Y-32**

**14 MACLOUGHLIN CL, AVONDALE AVONDALE**

Dear Sir/ Madam

**Re: OFFER OF LAND HOLDING UNDER THE LAND REFORM and  
RESETTLEMENT PROGRAMME(PHASE II, MODEL A2 SCHEME)**

**I E RUGONYE**

Reg No **63-163772Y-Y-32**

do

hereby ~~\*accept/do not accept~~ the offer of state land holding Subdivision(s)


**2** of **HIPPO VALE**

( **75.00** ha in extent) in **CHEGUTU** district of

**MASHONALAND WEST PROVINCE**

I declare that I ~~\*lease/~~ **do not lease** or ~~\*have/~~ **have not** been allocated any other piece of agricultural state land from the Ministry. (If you lease or have been allocated agricultural state land please provide the details in the table below)


Farm Name	Province	District	Size of Property	Lease Agreement
2 <u>HIPPO VALE</u>	<u>MASHONALAND WEST</u>	<u>CHEGUTU</u>	<u>75.00 HACTOR</u>	

  
Signature

27.11.12  
Date

*\*Delete the inapplicable*

**ZIMBABWE RHODESIA**  
**National Registration**



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 RUGONYE  
 EDMORE  
 15.11.58 11 11 11

CHIEF MASHAYANOMBE  
 KRAAL CHIOYAUSIKU  
 20773 20.1.75

CERTIFIED A TRUE AND CORRECT COPY  
 OF THE ORIGINAL

*M. Madge*

MARGARET MUNYURU  
 LEGAL PRACTITIONER, NOTARY PUBLIC,  
 CONVEYANCER  
 ZIMBABWE