



MEVITY COMPANY LTD

Dealers in: Real Estate activities including; Selling of Surveyed Plots, Sell of raw land & farms, Selling Apartments, Property Management and Real Estate Investment education.

P.O.BOX 1414, Uzunguni, Kilimani junction of Waswanu road,

Burigi, and Akari Roads near to Uzunguni

Pharmacy in DODOMA TANZANIA.

**Phone No. +255 759 020 507, +255 792 932 107, +255 613 774 377
+255 612 457 563 & +255 787 3522**

TIN No: - 173-038-097

REG. No;173038097

Email: info@mevity.co.tz

Website; www.mevity.co.tz

*Drawn by
PIUS MWIKOLA,
Founder & CEO
Mevity Company Limited
@mevity 2026*

THE COMPANIES ACT (CAP 212)

**EXTRACT OF THE BOARD RESOLUTION OF THE DIRECTORS’
MEETING HELD
ON THE 20TH APRIL, 2026 AT THE OFFICE, UZUNGUNI, KILIMANI,
DODOMA.**

Whereas the company of **Mevity Company Limited** has made Fourth Board of Directors General meeting.

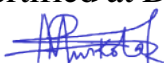
Wherefore at the Directors’ meeting the following resolution was unanimously passed as a board resolution:-

1. **Resolved that;** The Company shall have the “TERMS AND CONDITIONS” as REAL ESTATE AGENT in all of its CONTRACT AGREEMENTS signing with OWNERS OF PROPERTY (Either raw land or building).
2. **Resolved that;** MEVITY COMPANY LIMITED shall do DUE DILIGENCE in every project and property before proceeding further steps of signing the contract. The Physical Review, Legal Review, Title Review, Third Part Report Review & Accounting and Tax Review are essential in essence of Due Diligence objectively of the on-going processes.
3. **Resolved that;** all matters of AGENCY/PURCHASER & VENDOR agreement shall brief terms and conditions either abide or not go against the TERMS AND CONDITIONS set by the Board of Directors and Memorandum of Understanding for every DEAL done either withstand the core values of the company or core ideology.

IT IS SO RESOLVED.

Certified true extract of the Company’s Board Resolution passed on the 20th April, 2026 in Dodoma.

Certified at DODOMA this 20th day of April, 2026.


.....
Chief Executive Officer

THE ATTENDANCE: 20TH APRIL 2026.

S/N	NAME OF DIRECTOR/MEMBER	POSITION	CONTACT
1.	PIUS MWIKOLA ATANASIO <i>-Chairperson of the Board</i>	<i>Director and Chief Executive Officer</i>	+255759020507
2.	HENRIQUE NAUNGI JONAS NTAVE	<i>Director: Foreign Investment and International Relation</i>	+258848456019
3.	AUDIPHAC KAIJAGE AMOS	<i>Director: Buildings and Construction</i>	+255763940737
4.	NEEMA MOSES CHIBITAA <i>-Secretary</i>	<i>Member: Company Secretary</i>	+255792932107
5.	RADHAQ HAMISI MAPILAH	<i>Member: Chief Town Planner</i>	+255621543908
6.	SALUM ALLY SALUM	<i>Member: Company Architect</i>	+255613774377
7.	ATUNISIA LENAD SANGA	<i>Member: Marketing Officer</i>	+255612457563

TERMS AND CONDITIONS AS COMPANY (REAL) ESTATE AGENT

A. TANGIBLE PROPERTY

The physical property erected on land which is fixed building including single family homes, multi-family homes, Retail Storefronts, Warehouse, Office building, Flats, Storey & Edifices and any kind of building have the following articles.

1. OWNER AND ESTATE AGENT

The **Property Owner** and **Estate Agent** shall agree to let the TENANT(S) into the property with specifics outlined in the contract agreement referred to as Demised Premises. The Landlord or Landlady and Estate Agent will enter contract agreement with TENANT(S). The Estate Agent will be able to see beforehand and provide & procure customers/clients (Tenants) to landlord/landlady and rely on **commissions**.

2. DURATION

The LEASE Agreement between **Owner** and **Tenant(s)** shall specifying a particular period of time either three months, six months, one year, two years, five years, ten years or more and the commencing &terminating dates will be clear on both sides .

3. RENTAL

3.1. PRICING

The property owner and ESTATE AGENT will agree on the reasonable price as rental according to the actual **market value** of the PROPERTY and the **neighborhood** and the valuation of the property. The landlord hereby demises unto the Tenant all the demised premises together with the right of access to hold onto the TENANCY for specified time in the contract.

3.2. RENT REVIEW

The rent shall be reviewed when it shall be deemed fit to do so. During the renewal of LEASE (If applicable) and provided that the **Tenant is** not in breach of any the condition of the **LEASE**, rent shall be reviewed subject to the provision that the rent hereby reserved shall accommodate any increase in land levy, sites rates, administrative costs, taxes, assessment, duties imposition and burdens whatsoever which are at present or may in future be levied payable on or in relation to the demised premises.

4. USE OF THE DEMISED PREMISES

The demised premises shall be used by the **Tenant(s)** for Office purpose, residence (housing) purposes, retail, and hospitality or for any other purpose with prior written consent of the Landlord/Landlady, which consent shall not unreasonably be withheld.

5. PAYMENT OF UTILITIES AND OTHER SERVICES.

5.1. WATER AND ELECTRICITY CHARGES

The Tenant(s) shall be responsible to pay for Electricity bills, Water bills and related utilities.

5.2. SECURITY

The Tenant and Property Owner shall cooperate in the contributions of the security and safety charges of the property with outlined percentage in the contract.

6. REPAIRS AND MAINTENANCE

6.1. The Tenant shall not make any additions or alterations to the premises without the prior written consent of the Landlord/Landlady and all such additions and alterations shall be carried out at the Tenant's cost and expense.

6.2. The Tenant can modify the environment into desired one if negotiated with owner.

7. STATUTORY REQUIREMENTS

The **landlord** shall abide by comply by such Governmental, municipal or town planning regulations, by- laws, schemes or plans in effect from time to time as regards the use of the demised premises. In the event of **landlord** failing so to carry out any obligation imposed by any such regulations, by-laws, schemes, the **Tenants** shall be entitled to do so and costs incurred shall be borne by the **Landlord**.

8. NUISANCE

8.1. The Tenant shall not carry on or conduct his/her affairs in such a manner as directly or indirectly to cause or become a nuisance or disturbance to or so as to interfere with, any person in the property or neighboring properties nor shall the **Tenants**, his/her employees, agents or customers loiter in part of the property in a manner constituting a nuisance to any person in the entire property or neighboring properties. The Tenants will follow the Laws of the country.

8.2. By-Laws of the Neighborhood must be respected as directed by local government

9. INSPECTION OF PREMISES

9.1 The **landlord**, its employees, agents, contractor and workmen shall be entitled at all reasonable times to enter upon the premises for the purpose of inspection and carry out any work which the **Landlord** may consider necessary, provided that;

(i) The **landlord** shall not carry any such work except after prior notification to the **Tenant** and shall as far as possible ensure that the carrying out of such work result in minimum of inconvenience to the Tenant and the least possible disruption of its activities,

(ii) The landlord shall be responsible for any damage which may be sustained by the **Tenant** arising from the foresaid work, but shall enable the Tenant to take such normal steps as may be necessary for his/her own protection in this connection.

10. FORCE MAJEURE

10.1. In the event of partial destruction of the premises by fire, flooding storm, act of God/natural phenomenon, riot or insurrection, strike, civil disobedience or any other like cause, the **Landlord** shall take steps as soon as may be reasonably possible for the repair thereof and the **Tenant** shall be entitled to a proportionate abatement of rent during the period from the date of such partial destruction to the date on which repairs are completed, the amount of such abatement to be mutually agreed, falling which agreement to be settled by arbitration.

10.2. Natural disasters enforce landlord to act upon.

11. SUB-LETTING

11.1 The **Tenant** shall not let or assign all or any of its right or obligations under the agreement or parties in occupation or possession of the demised premises or any portion nor sublet neither the demised premises nor any portion thereof nor shall the **Tenant** place any third party thereof either alone or jointly with the Tenant without prior written consent of the **Landlord** which consent shall not be unreasonably withheld.

11.2 The Tenant shall not give any bill of sale, debenture, or other preferential security over any chattels of the **Landlord** from time to time being upon demised without Landlord's written consent.

12. NOTICE RENEW

The **Landlord** will at the written request from the **Tenant** give thirty days (30) notice before the expiration of the term hereby created for renewal of the agreement for the term hereby created by the Landlord and provision as are herein contained and at a monthly rent to be negotiated and agreed before.

13. NOTICE TO TERMINATE

Either the **Landlord** or the **Tenant** shall be at liberty to terminate the lease before expiration of the stipulated term by giving to other party thirty days (30) notice and the **Landlord** shall refund the paid rental amount to the **Tenants** for the remaining contractual as agreed before. And if the Tenant is one who terminate, at least 50% of payments remain to owner and adjusted to inflation outlined in the contract.

14. ANY OTHER NOTICE

14.1 Any notice under this lease shall be in writing and a notice to the shall be sufficiently served if left addressed to the **Tenant** on said premises or sent to him by registered post and any notice to the **Landlord** shall be sufficiently serviced if sent to him by registered post.

15. SETTLEMENT OF DISPUTIES

15.1 If any disputes arise, the parties shall be settled by mutual discussion. If the discussion fails to produce an agreement, either party has the option to go for arbitration as per the applicable Laws of Tanzania i.e. Arbitration Act and the decision of the arbitrator shall be final and binding on both parties.

16. LANGUAGE

All notice instruction, correspondences or any other written documentation concerning the agreement the **Landlord** and the **Tenant** shall be in English/Swahili.

17. **APPLICABLE LAWS**-This agreement, its meaning and interpretation, and the relation between the parties, shall be governed by laws of united Republic of Tanzania.

18. INSURANCE & SECURITY

18.1. The Tenant shall be responsible to pay insurance of their properties which will be in the premises from the competent Insurance Company upon commencement of this agreement.

18.2. The Tenant shall also be responsible for the security of their properties which shall be used by their office in the said demised premises at during the subsistence of this tenancy agreement.

B. RAW LAND

The raw land including the Plots and Piece of Real Estate land in town or suburb areas, Farms in rural areas or urban farming will be categorized under the following terms and conditions.

AGREEMENT WITNESSETH BETWEEN A SELLER/OWNER AND REAL ESTATE AGENT IN THE RAW LAND SUB-SECTOR:

Now, therefore the agreement witnesses and it is hereby shall be agreed as follows;

- a. Here in after plots prices referred to as the “**Purchasing price**” thereof.
- b. The **Real Estate Agent** agreed that the payment will be done on the duration of the sales and Owner will receive the agreed amount as structured in the CONTRACT.
- c. The **OWNER** shall provide the copy of the documents and other possession of the property without fail on date of signing agreement **REAL ESTATE AGENT** in good faith and intact, without destroying anything there at.
- d. In the event that agreement shall be nullified for reasons that the **REAL ESTATE AGENT** fail to pay the mentioned amount in the contract thus, the agreed date and time thus parties shall revert to their original positions, and any monies advanced or paid by the REAL ESTATE AGENT shall be returned to the OWNER by the, the repayment mode of which shall be agreed upon parties like returning 90% -100% (ADJUSTED TO INFLATION) of the previous payment in separate agreement thereof.
- e. The REAL ESTATE AGENT after payment shall take the property/ land as an absolute owner and with therefore have and hold the property hereby sold or transferred with the rights, interests and appurtenances unto and the property thus passes forthwith to the all the interest which was or now capable of passing in the property TO CUSTOMERS including right to process the TITLE DEEDS and in the legal incidents thereof.
- f. For the purpose of interpretation and for the avoidance of doubt is hereby declared that the expression “VENDOR/OWNER” and “REAL ESTATE AGENT” Shall include the heirs, successors, legal representatives and assigns thereof.

1.1. TERMS AND CONDITIONS OF THE PROJECT OF PLOTS:

The parties herein have to agree to enter into the real estate granting plots agreement on their own free will and agreeing to the following terms and conditions: -

A. GRANT OF RIGHTS

The seller/vender/Owner hereby grants the Real Estate Agent exclusive rights by selling properties (Surveyed Plots & Farms) located in specified areas: -

- i. After the said property is agreed to be on-sale, traded or in any other way within the time specified in this listing is agreed to and understood that Real Estate Agent shall receive partial right to own the property until completing the PAYMENTS to the SELLER/OWNER. Any and all offers and negotiations in regards to the property shall be involving both parties of Seller (Vendor) and Real Estate Agent on behalf of customers.

In the instance the seller should receive notification or any form of offer, s/he will provide such issues and posting to purchaser in mutual sharing of the information.

- ii. The seller/Owner will provide the Real Estate Agent with all relevant information necessary for the plots to be sold such as ownership document, land rent and any other relevant information that will be needed to close sales negotiations with Customers.
- iii. The owner still has rights to sell the plots in the contract if s/he is contacting the Real Estate Agent for confirmation of their availability in order to avoid double allocation to customers and its vice-versa.
- iv. In the Owner and Real Estate Agent sold same plots to different customers the matters will be solved by negotiations with both customers and relocate the late customers or if failed to resolve the AGENT and OWNER must return the money to all customers or one customer who accepting it.
- v. In case OWNER made forges of the documents and other legal documents to acquire money from Real Estate Agent and the customers will be illegal and going against the LAWS OF THE UNITED REPUBLIC OF TANZANIA especially LAND ACT OF 2020 and will be sued.

B. SERVICES

- (a). AGENT agree to be solely responsible for whatever actions deeds and anything done by the owned land, either selling it, marketing strategies without involvement of the Owner or development of the properties including **tenancy** but not limited to litigation in case of any dispute as the properties as at the date of agreement are free from any dispute of whatever.
- (b). The entirety rights and its Purchaser's sole purpose either to sell the plots in bulk or in single plot and in so doing will be out of seller's control.

C. PAYMENTS

All payments should be deposited through the AGENT bank number, **"MEVITY COMPANY LIMITED or Directors"** and original deposit slip/notification should be submitted to the seller/OWNER for his/its verification of the deposited amount respective bank. For avoidance of doubt the seller will not sign and or execute any document of transfer in respect of the sold plots until the AGENT verify the deposited amount with the respective bank and confirmation. The AGENT will serve the payments to Owner through cash up-front or through his or her bank account.

D. ASSIGNMENT

No portions of agreement may be transferred or otherwise delegated without prior written consent between the parties, a consent which shall not unreasonably withhold.

E. DURATION

The duration of agreement as ESTATE AGENCY for a term of 12 months up two years only with the possibility of renewal upon mutual agreement between the parties herein.

F. CONFIDENTIALITY

- (i). The Agent/purchaser agrees to keep all information deemed confidential and not necessary for the anyone.
- (ii). Any required disclosures of the confidential information shall be provided to either purchaser/**agent** or seller for approval prior to such disclosures taking place.
- (iii). Any information disclosed without the above consideration shall serves as a material breach of the project.

G. NOTICES

Any and all notification in regard to real estate projects agreement may be delivered on in person via certified letter or by email or any other electronic system.

1.2. **THE ROOM FOR NEGOTIATIONS**

The project has room for negotiations in the following articles;

(a). **AMENDMENT OF TERMS AND CONDITIONS**

- i. This real estate agreement may be amended with prior written consent between the parties based on favoring mutual terms and conditions of the project.
- ii. In the instance of such amendment the amended articles shall not interfere with the remaining provisions contained within project proposal agreement.

(b). **EXONERATE AND EXCULPATION OF THE COMPANY**

- i. The seller or Agent/Purchaser shall during the negotiations of the terms and conditions of this project proposal agreement to keep the company's best interest to grow at some priority. Despite company will allow negotiations to take place.
- ii. The Agent/purchaser shall not partake in any actions for one side benefits or personal gain of the body (Lender) or that are deemed harmful to the seller or company survival.

(c). **SEVERABILITY**

- i. In the instance of any provisions of this project agreement being found unenforceable or illegal the parties will work together to agree on similar enforceable terms.
- ii. If any provisions are involved in the above actions agreed, all remaining provisions remain in full effect and shall not be altered or removed.

(d). **APPLICABLE LAW**

- i. The real estate project, the project proposal of the real estate granting of the Plots agreement shall remain under the jurisdiction of the United Republic of Tanzania.
- ii. Any and all legal proceeds occurring from real estate project agreement shall be conducted under above jurisdiction.

