

OFFICE OF THE COMMISSIONER  
LAND REGISTRATION



26 SEP 2015



The Commissioner  
Ministry of Lands Housing and Urban Planning  
P.O. Box 7096,  
Kampala.

MIRIAM KUTEESA  
P.O.Box 95  
Kampala  
23<sup>rd</sup> September 2016

This is the Affidavit marked *101*  
Filed to the Registrar of  
*Edith Nantumbwe Kizito*  
Sworn/Affirmed this *27* day of *Oct*  
at *Kampala* on *20* *2016*  
.....  
Commissioner of Lands

Dear Madam,

RE: KIBUGA BLOCK 28 PLOTS 1244, 1245 AND 1247  
FORMERLY PLOT 540 LAND AT MAKERERE

Reference is made to yours ref KB/540 dated 16<sup>th</sup> August 2016 upon which I write to respond as hereunder;

First and foremost it is stated in the said letter that I complained to the minister in respect of the transactions that were carried out on the above mentioned land.

I have never complained to the minister and any complaint that may have been made on my behalf is false and should be ignored.

I am aware of the transactions that took place on the said land and I consented to the same after settling the long standing dispute on the same land with Edith Nantumbwe Kizito, Joshua Mukalazi, Daudi Kiwuta Kizito and Erina Nankya with whom we were in Court. A copy of the settlement is hereto attached for easy of reference.

However I recall having granted a power of attorney to a company known as Mineral Point (U) Limited but having realised that the officials of the said company were acting outside the power of attorney I revoked the power of attorney as far back as 2013 upon which I took personal conduct of the matter. The revocation was equally served on the Principal Registrar lands office. A copy of the revocation of the power of attorney is hereto attached for ease of reference.

I went ahead to write to M/s Kanyeihamba & Co. Advocates the then lawyers for Mineral Point (U) Limited requesting for the return of the certificate of title who in turn brought to the attention of



the company the revocation and further advised the company to return the certificate of title but the Company did not take heed, a copy of the said letter is hereto attached for your reference

We later appeared in court and had the settlement of the decree endorsed by court which marked the final settlement of the protracted dispute. A copy of the settlement is hereto attached for ease of reference.

Having amicably settled the matter it is therefore not true that I complained to the minister or authorized anybody to complain on my behalf, to date I have no interest in the subject land and thus reinstating the same in my name is uncalled for since I recognise the transfer of the land into the name of Nina Interiors.

I have personally suffered incidents of persecution, harassment and intimidation by Sam Ahanya who purports to represent Mineral Point (U) Limited yet I revoked the power of attorney as earlier stated, but the said Sam Ahanya is only bent on grabbing the land which in any case has been transferred to another person which transfer I recognise.

As regards the Court orders referred to in the letter, since we amicably settled the dispute the Court orders were overtaken by events since the persons who were parties to the dispute are not complaining and have no problem with the transfer of the subject land to Nina Interiors.

I am of the considered view that since I am satisfied with the settlement, and I am not complaining you exercise your discretion to decide whether the intended hearing is necessary given the circumstances.

Yours faithfully,

KUTEESA MIRIAM

MIRIAM KUTEESA

Administrator to the estate of late Musa Muganzi Kalanzi



I, ASUMAN KABALI, do hereby confirm and certify that I am fluent in Luganda and the English Language and I certify that the contents of this letter have been