SOUTHERN RANGE NYANZA LTD.

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ISO 9001 :2000 CERTIFIED

Received by SHIPU
30th April 2025

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25.04.2025

The Head, State House Investment Protection Unit

Office of President of Uganda

Plot 51B Lumumba Avenue, Nakasero, Kampala

KAMPALA

Kind Attention: Col. Edith Nakalema.

Dear Afande,

RE: PETITION/COMPLAINT AGAINST HON MAYANJA SAM, MINISTER OF STATE FOR LANDS OVER ASSISTING / AIDING FRAUDULENT LAND GRABBERS (ABUSE OF OFFICE) RELATED TO LAND BELONGING TO SOUTHERN RANGE NYANZA LIMITED COMPRISED IN LEASEHOLD HOLD REGISTER VOLUME (LRV) 403 FOLIO 3 PLOT 22-52 AND 21-51 NJERU, NJERU MUNICIPAL COUNCIL, BUKWE DISTRICT

Southern Range Nyanza Limited [NYTIL] Promoters /Owners have been forced to petition your Office after a very disturbing communication dated 3rd April 2025 [LAD 90/196/351] addressed to The Town Clerk, Njeru Municipal Council copied very widely. In this communication, the Minister Sam Mayanja directs the Town Clerk to have top management of NYTIL arrested and prosecuted for breach of the Road Act without ever hearing from them, following a compliant to the Minister by a one Mr. Andrew Mugarura of Modern Organizers Limited who claim that NYTIL grabbed his property. Letter from Hon Mayanja is hereto attached marked ANNEXURE A

NYTIL would thus wish to address you as follows:

(i). The Assets of former Nyanza Textile Industries Limited were sold to NYTIL promoters in 1996 under the privatization of State Enterprises Program by Government of Uganda. Among others, land comprised in **LRV 403 FOLIO 3 PLOTS 22-52 AND 21-51 Njeru** was part of the sold properties. Copy of the NYTIL title before recent subdivisions is hereto attached marked ANNEXURE B;

(ii). NYTIL remains in physical possession of the land, uninterrupted, for now close to **30 (thirty years).** However, during the COVID 19 Lock Down in 2020, M/s Nile SEZ Limited in which Mr. Andrew Mugarura is a director, obtained a freehold title **[FRV MK 02147 FOLIO 17, PLOT 40-52] that** was plotted within the NYTIL land/super imposed onto Nytil existing title [double titling], after **twenty-four years** from the dated of NYTIL purchase of the same land from Government of Uganda, whose title was first issued in 1956.

(iv). NYTIL reported the matter to Police vide **CRB373/2020**, following forceful attempts by Nile SEZ Limited to take possession during the COVID 19 lock down under the cover of darkness. This prompted Nile SEZ Limited to indulge Buikwe District Land Board and leadership to cause a Joint Boundary Opening for the land to establish the location of the Nile SEZ Limited land that Mr. Mugarura claimed to be neighboring that of NYTIL.

(v). The District Staff Surveyor, Ms. Cissy Nakato conducted the Joint Opening of Boundaries in the presence of NYTIL/Nile SEZ Limited Surveyors and the leaders of Buikwe District as well as Njeru Municipality. Mr. Andrew Mugarura participated in the exercise as seen from the **List of Attendance** appended to the Report dated **14th June 2021, comprised in ANNEXURE C**

(vi). Nile SEZ Limited irregularly transferred the Free Hold interest to Modern Organizers Limited, well knowing that the key finding by the 14/06/2021 Report for the Joint Boundary Opening exercise was that, the Freehold land title now owned by Modern Organizers Limited had been plotted inside NYTIL Land, meriting cancellation that Buikwe District Land Board ignored to operationalize yet they participated in the creation of the said illegal title/double titling.

(vii). The Nile SEZ Limited/Modern Organizers Limited ignored the recommendations of the technical Report of 14/06/2021 and instead opted to influence peddle by indulging State House Land Department. **See ANNEXURE D**

(viii). NYTIL endeavored to move the Commissioner Land Registration to cancel the Freehold Title of Nile SEZ/Modern Organizers Limited. Unfortunately, the rot in Lands management in Uganda as well known, prevented the cancellation to happen despite its being provided for under **Section 91** of the Registration of Titles Act, Laws of Uganda. **See ANNEXURE E**

(ix). Frustrated as explained in (viii), NYTIL filed Mukono **High Court, Civil Suit No LDCS 113 of 2023** on account of Double Titling.

(xi). While managing events surrounding the contestation on the land, it emerged that double titling perse was intentionally facilitated by the deliberate negligence of land

administration machinery at both Buikwe District Land Board and Mukono Zonal Office, who ignored uploading the NYTIL title information comprised in ANNEXURE B onto the Land Management System; which enables generation of titles on already existing titled land. **See ANNEXURE C**

(xii). As the above played-out, Njeru Municipality created an illegal Road across the NYTIL undeveloped land meant to support the further investment into a **25,000 Spindles** Spinning Milling at a cost of **USD 25 Million.**

(xiii). Noticing their fault, Haji Sekitto and Njeru Municipal officials recorded a complaint against NYTIL with the State House Investor Protection Unit, claiming that, NYTIL was unfairly blocking a local investor from access to his development of a hotel. The local investor turned out to be a one Ahmed Sekitto who, in concert with Njeru Municipality created the illegal road comprised in **ANNEXURE F**

(xiv). NYTIL was summoned by you on 28th March 2024 and explained her side of the story including an agreed to understanding arising from the 13th December 2023 engagement when NYTIL offered peripheral land for road construction provided that **Haji Sekitto** and Njeru Municipality undertook the construction. Nytil shared additional information with your Office vide Reference No: FCSE 2801. **See Minutes of the 13.12.2023 Meeting comprised in ANNEXURE G.**

(xv). By dramatic turn of events, Hon Mayanja Sam is introduced into these matters. Without hearing NYTIL at all, he issues a damning letter dated 11th December 224, a precursor to a Meeting for 19/12/2024 that NYTIL promoters could not attend following their having already travelled for the festive season. **See ANNEXURE H**

(xvi). In a Meeting of 19/12/24 where NYTIL was not present, Hon Mayanja judged NYTIL in his own case as prosecutor unheard, ordered the destruction of the perimeter wall earlier erected on the land to prevent further encroachment.

(xvii). Left with no option, NYTIL filed a Mukono **High Court Civil Suit No 22/25** against among others Hon Mayanja for redress. This matter is pending disposal.

(xviii). The gist of the suit against among others, is the challenging of the wanton attempt to use **Section 61 of the Roads Act** to create an illegal access road onto NYTIL property without compensation which is utterly unconstitutional; undermining our Bonafide property rights.

(xiv). The actions of the Hon Minister Sam Mayanja just simply frustrate investment in Uganda given that they are not founded on any tangible proof. Above all, the Minister is just unwilling to accord Bonafide investors like promoters of NYTIL a fair hearing to even explain their side of the story notwithstanding their having bought assets including the

land contested, from Government of Uganda! This is certainly in contravention of any known principles of natural justice.

In view of the incessant back and forth movement in regard to an obvious matter of double titling that is supposed to prompt quick and decisive indulgence of the commissioner land registration to have it definitively resolved in accordance with **Section 91of** the Registration of Titles Act, Laws of Uganda; we now seek your urgent indulgence to prevent any further derailment of NYTIL expansion plans impeded by the illegal road as herein explained. Furthermore, it is our expectation that your Office will be able to address the Hon Mayanja excesses that have led to portraying NYTIL as the aggressor whereas NYTIL is the victim of the entire circus in the land management sector that he supervises directly.

We look forward to your timely intervention in this regard.

For and on behalf of **SOUTHERN RANGE NYANZA LIMITED**

Yours faithfully,

Kishor L Jobanputra.
CHAIRMAN.

Richard Mubiru.
DIRECTOR

cc. The Rt. Hon. Prime Minister, Office of the Prime Minister, Kampala

cc. The Coordinator, Operation Wealth Creation, Republic of Uganda

cc. The Minister of Lands House and Urban Development, Kampala

cc. The Minister of State for Lands, Kampala

cc. The Minister of State for Investments, Ministry of Finance, Kampala

cc. The Minister of State, Vice President's Office/Women MP, Buikwe District.

cc. The Town Clerk, Njeru Municipality, Njeru, Buikwe District