



REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(No. 3 of 2012, section 108)

THE REGISTERED LAND ACT

(Chapter 300) (REPEALED)

# Title Deed

Title Number..... LR/BUSALI/CHAMAKANGA/ 112 .....

Approximate Area..... 0.39HA ( DECIMAL THREE NINE ) .....

Registry Map Sheet No..... 8 .....

*This is to certify that* ..... TOMASI INYANGU ISINDU .....

.....  
.....  
.....

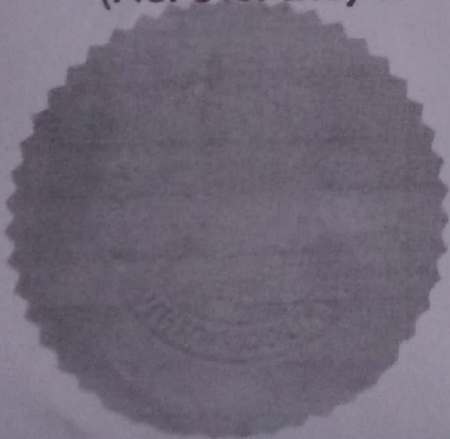
is (are) now registered as the absolute proprietor(s) of the land comprised in the above-mentioned title, subject to the entries in the register relating to the land and to such of the overriding interests set out in the section 28 of the Land Registration Act (No. 3 of 212) as may for the time being subsist and affect

GIVEN under my hand and the seal of the

VIHIGA

.....District Land Registry

this.....12TH.....day of.....JANUARY....., 20.....15.....



.....  
Land Registrar

H. A. Ojwang 279.









REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

*(No. 3 of 2012; section 108)*

THE REGISTERED LAND ACT

*(Chapter 300) (REPEALED)*

*Title Deed*

109 928

MLS/TD/02/A2/02

No

REPUBLIC OF KENYA  
THE LAND REGISTRATION ACT  
THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. ... LP/BUSALI/CHAMAKANGA/112

SEARCH NO. ....

On the 6<sup>TH</sup> day of FEBRUARY 20 23 the following were the subsisting entries on the register of the above-mentioned title:

Part A - Property Section [easements, etc.]

Nature of title... ABSOLUTE

Approximate area... 0.39 HA (DECIMAL THREE NINE)

Part B - Proprietorship Section

Name and address of proprietor... TOMASI INYANGU ISINDU

Inhibitions, cautions and restrictions... YOHANA MUGATZIA MANG'AVU

Part C - Encumbrances Section [leases, charges, etc.]

The following applications are pending:

- (a) / / /
- (b) / / /
- (c) / / /
- (d) / / /

The following certified copies are attached as requested:

- (a) / / /
- (b) / / /
- (c) / / /
- (d) / / /

Date 6<sup>TH</sup> day FEBRUARY 20 23

Seal .....

Signed by the Registrar

Name: P. K. GORRA

Signature: [Handwritten Signature]



**REPUBLIC OF KENYA**



**MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT**

**State Department of Lands and Physical Planning**

**Kakamega County**

**Our Ref.: VAL/KK/VIHIGA/PURCHASE/8/23**

**Date: 16<sup>TH</sup> MARCH, 2023**

**REPORT AND VALUATION**

**UPON PLOT NO.**

**LR/BUSALI/CHAMAKANGA/112**

**TERMS OF REFERENCE:**

Duly instructed by the Fund Account Manager, Sabatia NG-CDF, Mr. Tom m. Gimonge, I undertook a site inspection in order to advice on the current market value for land parcel **LR/BUSALI/CHAMAKANGA/112**, for purchase purposes.`

**APPENDICES: PHOTOGRAPH OF THE PROPERTY**



*Image 1; image showing the land*



**REPORT AND VALUATION**

**DATE OF INSPECTION:**

The properties were inspected on **14<sup>TH</sup> MARCH, 2023**

**TENURE:**

The land is of Absolute Proprietorship under the Registered Land Act (Chapter300)

**AREA:**

0.5 Acres

**REGISTERED OWNER:**

TOMASI INYANGU ISINDU

**ENCUMBRANCES, INHIBITIONS, CAUTIONS AND RESTRICTIONS;**

NIL



**SITUATION:**

The land is located about 150 meters from the present (as at the date of Valuation) location of Chamakanga Secondary School which is adjacent to the Chamakanga – Bugina Road.

**THE PLOT:**

The land is triangularly shaped bordering Chamakanga P.A.G Church. It is characterized by black loamy soils which are well drained. It is currently being used as farmland for subsistence agriculture.

**UTILITY SERVICES:**

The area is served by Kenya Power. The area is not served by sewerage services so any construction thereof is to be served by pit-latrines.

**IMPROVEMENTS:**

The land is unoccupied as it is yet to be developed with buildings

**APPROACH TO & METHODOLOGY OF VALUATION:****Current Open Market Value:**

The current open market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after a proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

**VALUATION CERTIFICATE**

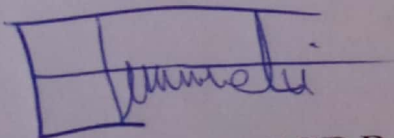
Having regard to the foregoing remarks and particulars, we advise on a current Fair market value for purchase purposes of the freehold interest in the property is as follows;

1. **LR/BUSALI/CHAMAKANGA/112..... KSHS. 700,000.00**

2. IMPROVEMENTS.....KSHS. NIL

**TOTAL - KSHS. 700,000.00**

**(WORDS: SEVEN HUNDRED THOUSAND SHILLINGS ONLY)**



**EDWIN O. ODUOR** B.A (Land Economics) Hons NRB, Msc M.I.S.K.  
VALUATION SURVEYOR  
**KAKAMEGA & VIHIGA COUNTIES.**