

REPUBLIC OF KENYA



COUNTY GOVERNMENT OF BOMET
DEPARTMENT OF LANDS, HOUSING & URBAN PLANNING

REPORT AND VALUATION

UPON

INSTITUTIONAL PROPERTY



KERICHO/KAPKATET/1608

BURETI SUB COUNTY

KERICHO COUNTY

A handwritten signature in blue ink, located in the bottom left corner of the page.

TERMS OF REFERENCE

In accordance with instructions received **BURET CONSITUENCY DEVELOPMENT FUND OFFICE P.O BOX 43 LITEIN** we have duly inspected the property, with a view to advising on its **Value** for **ACQUISITION** and accordingly submit our report and valuation as follows:

Following is our report and valuation: -

LIMITING CONDITIONS

This report and valuation is subject to the following limiting conditions: -

1. Neither the whole nor any part of this Report and Valuation or any reference to it may be included in any published document, circular or statement and nor may it be published in any way without the prior written approval of the Company of the form and context in which it may appear.
2. Where it is stated in the Report that information has been supplied to the Company by another party, this information is believed to be reliable but the Company can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of records and examination of documents or by enquiry from government or other appropriate departments.
3. The responsibility of the Company in connection with this Report and valuation is limited to **Client** whom the Report is addressed.
4. The values assessed in this Report are for the subject to the property and the value applies only in the terms, and for the purpose, of this Report.
5. Where Open Market Values are assessed, they reflect the full contract value and no account is taken of any liability for taxation on sale or of the costs involved in effecting a sale.
6. Our Assessed Open Market value is on the basis of the sale of similar property.
7. The Valuation is not valid, unless is duly signed by a director of this company

REPORT AND VALUATION

TITLE NUMBER:

KERICHO/KAPKATET/1608

DATE OF INSPECTION:

Friday 19TH JUNE, 2020.

SURVEY MAPS:

We have examined the relevant maps and mutation plans for **KERICHO/KAPKATET/1608** is satisfied that the property described here in this report and valuation is the same one we have inspected.

GOOGLE COORDINATES:

-0.647412 35.083818 which represents a point within the property.

SITUATION:

The property is situated along Chematich- Kapkatet Road Kapkatet Location, kapkatet Ward Buret Subcounty Kericho County.

TENURE:

Freehold interest registered in the names OF **KIBII ARAP MURSOI**

AREA:

The plot contains by measurements approximately **Zero decimal eight two (0.82ha) which is equivalent to two decimal zero five acres (2.05 acres)** but the valuation is subject to **one acre (1.0 acre)**

ENCUMBRANCES:

NIL.

USER:

Institutional i.e. **Chematich Primary School**

RATES LIABILITIES:

The property is registered as a freehold interest under The Registered Land Act Cap 300(Repealed), Laws of Kenya that does not attract rates liabilities.

GROUND RENT:

Not applicable.

SERVICES:

Mains electricity is readily available for connection; mains water is available in the neighborhood for connection to the property, while foul drainage is to pit latrines.

DESCRIPTION:

This is a rectangular shaped parcel red soils whose boundaries are marked partly by barbered wire on timber posts and live hedge. It is planted with approximately 6000 mature tea bushes

IMPROVEMENTS:

The property was developed at the time of our inspection.

Photographs of the property





TENANCY:

The property is owner occupied.

REMARKS

This is a plot situated within **KAPKATET WARD** . The main activities witnessed are mainly agricultural cum residential. Plots for sale are on high demand.

The property enjoys ease of access and basic services are in close proximity

SALEABILITY.

Save for public sympathy, we do not foresee any other reason that would hinder sale in the event of public auction.

Confirmation certificate.

We confirm that: -

- The property is registered in the name of **KIBITI ARAP MURSOI**
- The details contained herein are statements of fact which are true and correct to the best of our knowledge.

The property enjoys ease of access and basic services are in close proximity

SALEABILITY.

Save for public sympathy, we do not foresee any other reason that would hinder sale in the event of public auction.

Confirmation certificate.

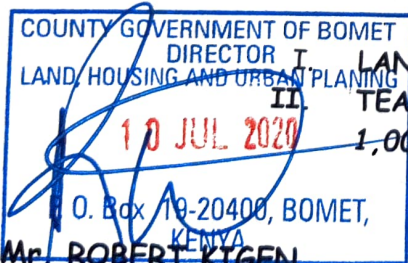
We confirm that: -

- The property is registered in the name of **KIBII ARAP MURSOI**
- The details contained herein are statements of fact which are true and correct to the best of our knowledge.
- All limiting conditions have been disclosed.
- That the plot and the adjoining ones are free from any adverse environmental issues like pollution or any other environmental factor
- That would affect the value of the property in the near future.

VALUATION:

Having regard to the foregoing particulars and the present-day economic circumstances, we value the unencumbered freehold interest **KERICHO/KAPKATET /1608 KAPKATET WARD , BURET SUBCOUNTY KERICHO COUNTY ,** as follows: -

OPEN MARKET VALUE KENYA SHILLINGS FIVE MILLION SHILLINGS (KSHS. 5,000,000/=)



LAND KSHS.FOUR MILLION (KSHS:4,000,000 /=)
TEA PLANTATION KSHS - ONE MILLION ONLY (KSHS. 1,000,000/=)

DIRECTOR, LANDS & PHYSICAL PLANNING
B.A. Land Econs. (HONS). M.I.S.K
Registered & Practicing Valuer

TITLE; KERICHO/KIPSONOI/874, KAPLETUNDO WARD, SOTIK SUBCOUNTY, BOMET COUNTY



TITLE; KERICHO/KIPSONOI/874, KAPLETUNDO WARD, SOTIK SUBCOUNTY, BOMET COUNTY

Form LRA 85

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. KERICHO/KAPKATEI/1608

SEARCH NO. 204/2020

On the 23RD day of JUNE 2020, 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 0.8219 (ZERO DECIMAL EIGHT TWO) HA

Part B - Proprietorship Section

Name and Address of the Proprietor
1. 10. 2. 84. KIBII ARAP MURSOI

Inhibitions, cautions and restrictions-

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

The following applications are pending.

(a)

The following certified copies are attached as requested:

(a)

Date 23RD day JUNE 2020

SIGNED by the Registrar

Name

Signature

Seal

[Handwritten signature]
C. W. Sanguti 280