

REPUBLIC OF KENYA

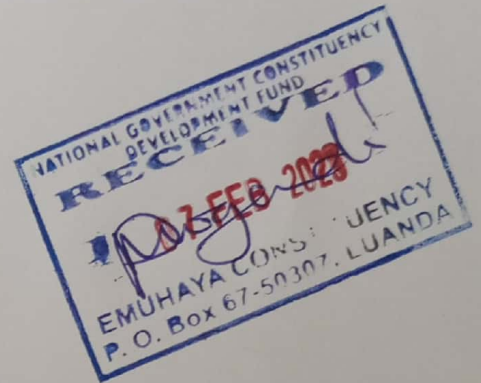


MINISTRY OF LAND AND PHYSICAL PLANNING

STATE DEPARTMENT OF LANDS

Our Ref.:

Date: 3RD FEBRUARY, 2023



REPORT AND VALUATION

UPON PLOT NO. EAST BUNYORE/EMAKUNDA/696



TERMS OF REFERENCE:

Duly instructed by NG-CDF EMUHAYA CONSTITUENCY, I undertook a site inspection in order to advice on the current market value for land parcel **EAST BUNYORE/EMAKUNDA/696** for purchase purposes.

REPORT AND VALUATION

DATE OF INSPECTION:

The property was inspected on 3RD FEBRUARY, 2023

TENURE:

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

AREA:

0.20 H.A

REGISTERED OWNER:

CHARLEY OCHANGO ANGAYIA OKUMAYIAH
JOHN OLEWA ANGAYIA OKUMAYIAH
R.L. 7

ENCUMBRANCES, INHIBITIONS, CAUTIONS AND RESTRICTIONS;

NIL

SITUATION:

The subject parcel is located in Emakunda Location of Emuhaya sub-county in Vihiga County. It is located approximately 150 meters from Mundichiri Primary school which is the nearest school facility.

THE PLOT:

The land is rectangular shaped and is accessible through a six meter wide marram access road. It is characterized by black loamy soils which are well drained. The land is flat which makes it easy to develop. It is also adjacent to a railway line which indicates a significant wayleave of approximately 30 meters allowances.

UTILITY SERVICES:

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

IMPROVEMENTS:

The land lays vacant as at the date of valuation

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. This method is only assessed to determine the Open Market Value for the Unimproved Site Value for the land upon which the improvements sit upon.

Valuation Methodology:

We adopted the **Sales Comparison approach**. In this method we analyzed sales comparison data for similar properties within the Emakunda area.

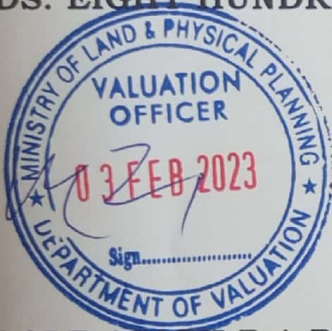
VALUATION CERTIFICATE

Having regard to the foregoing remarks and particulars, we advise on a current Fair market value for purchase purposes of the freehold interest **EAST BUNYORE/EMAKUNDA/696 (0.20 HA)** is **KSHS. 830,000**

TOTAL - KSHS. 830,000

OPEN MARKET VALUE - KSHS. 830,000

WORDS: EIGHT HUNDRED AND THIRTY THOUSAND SHILLINGS ONLY



SONGOLE ASAPH B.A REAL ESTATE GMISK
VALUATION SURVEYOR
VIHIGA COUNTY

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

CERTIFICATE OF OFFICIAL SEARCH
TITLE NO 4BUNDO RIS IMAKUNDA/696

SEARCH NO

On the 7TH Day of FEB 2023 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 0.20 HA

PART B: Proprietorship section

Name and address of proprietor:

3.15/2/22 CHARLEY OCHATTO ANGAYIA OKUMAYIA - 0.07 HA
JOHNS OKEWA ANGAYIA OKUMAYIA - 0.06 HA

Inhibitions, cautions and restrictions: ROAD OF ACCESS - 0.01 HA - (R-L-7)

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)

Date 7TH Day FEBRUARY 2023

Signed by the Registrar

Name: H. A. Ojwang 279

Signature: [Handwritten Signature]

Seal:



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

Date Received

Presentation Book
NO.

Official Fee Paid
KSHS.

APPLICATION FOR OFFICIAL SEARCH TITLE NUMBER

E/O EBU EMAKUNDA

DATE OF APPLICATION	07/02/23
APPLICANT	NAME: FRANK LUSACI BASHE ID/PASSPORT NO: 11663235 PIN NO: A002795310W ADDRESS: N/A TELEPHONE NO: 0716107310 Email address (if any): NB: Applicant for searches can be made by interested parties or their Agents. For of this document, an agent is any person or firm registered by a professional body.
Purpose of search	VALUATION REPORT
Scope of search	(a) particular of the subsisting entries in the register of the above mentioned title (b) particular noted on the property section of the proprietorship section/Encumbrances Section of the Register* *Select as appropriate
Copy of Document Requested	Please supply a certified copy of each of the following: (a) ID (b) KRA (c) (d) NB: There is a fee for each copy
Signature of Applicant	
Search Collected by	Name ID/Passport No. Signature Date

Note: Application to be submitted in triplicate

1. Application to attach copy of original title document, unless exempted by Registrar
2. Duplicate to be stamped and released to the Applicant.
3. Triplicate to be retained by the land registry for its records.
4. Original to be returned to the Applicant together with the certificate of Search.

