

Emgwen Pa.

REPUBLIC OF KENYA



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

**STATE DEPARTMENT FOR LANDS AND PHYSICAL PLANNING**

COUNTY LANDS OFFICE  
P.O BOX 382  
BUNGOMA

**REF:** BGM/LNDS/VAL.GEN/VOL.1/92

21<sup>st</sup> February, 2023

**REPORT AND VALUATION**

**UPON PART**

**TITLE No. ELGON /KAPKATENY/320**

**TERMS OF REFERENCE**

Duly instructed by the Funds Account Manager, MT. Elgon NG-CDF, PO Box 267-50203 Kapsokwony through letter dated 17<sup>th</sup> January, 2023, we inspected the above referenced property with a view of advising on the current market value for purchase purpose.

Here below is our report and valuation:-

A handwritten signature in blue ink, appearing to be 'H. M. M.', written in a cursive style.

**DATE OF INSPECTION :**

The property was inspected on 17<sup>th</sup> February, 2023

**SITUATION:**

The property is situated in Kween village, Elgon, Kibuk sub Location and approximately 1km north of Emgwen primary school.

**REGISTERED OWNER:**

The property is registered in the name of  
**SIMOTWO SABILA (deseaced)**

**AREA:**

The property extends to 1. Ha approximately, our interest is of 0.8 (2.0 acres) as pinpointed by the registered owner representative/ administrator one Jotham Simatua of tel 0715563740.

**ENCUMBRANCES:**

Nil

**TENURE:**

Freehold interest

**THE PARCEL:**

This is irregular in shape undulating in gradient of loam and rocky soils with undefined boundaries.

**IMPROVEMENTS:**

The subject property is devoid of any structural improvements.

**REMARKS**

It is advised that survey work be undertake to demarcate the desired two acres and process the necessary owners documents.

**VALUATION:**

In regard to the above report and remarks, we are of the opinion that the open market value of 0.8 Ha ,freehold interest on Elgon / Kapkateny/320 for Purchase purpose can be fairly stated as **Kenya Shilling One Millon Two Hundred Thousand( Ksh.1,200,000/=) only.**



S.W. KANYI  
COUNTY LAND VALUER  
**BUNGOMA COUNTY**



REPUBLIC OF KENYA

THE REGISTERED LAND ACT  
(Chapter 300)

# Land Certificate

TITLE NUMBER ELGON/KAPSOKWONY/328. = =

*This is to certify that* SIMATWA CHEMOBO. =

= = = =

= = = =

= = = =

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 section 30 of the Registered Land Act as may for the time being subsist and affect the land.

GIVEN under my hand and the seal of the

B. H. N. G. O. M. A. District Registry

this nineth day of August, 1977.



*J. M. M. M.*  
Land Registrar





REPUBLIC OF KENYA

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THE REGISTERED LAND ACT  
(Chapter 300)

# Land Certificate

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REPUBLIC OF KENYA

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THE REGISTERED LAND ACT  
(Chapter 300)

# Land Certificate

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REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

SHEET NO. 1

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017  
CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. ELGON / KAPKATENT / 320

SEARCH NO. 1173 / 2 / 2023

On the 16TH day of FEBRUARY 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 1.0 HA (ONE DECIMAL ZERO HECT.)

Part B - Proprietorship Section SUBDIVISION OF PLOT NO.

Name and address of proprietor 1. 13-3-67 SIMOTWO SABILA

Inhibitions, cautions and restrictions- NIL

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

NIL

The following applications are pending:

- (a) .....
- (b) NIL

The following certified copies are attached as requested:

- (a) NIL

Date 16TH day FEBRUARY 2023 Seal .....

SIGNED by the Registrar

Name:  
Signature: A. O. Babu \*405

Engwen