

Frankhwa Giku



REPUBLIC OF KENYA

THE REGISTERED LAND ACT
(Chapter 300)

Title Deed

Title Number 5/MANGA/BUKAYA/1338

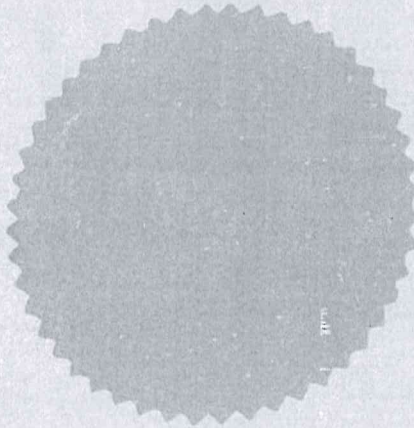
Approximate Area 1.2HA

Registry Map Sheet No. 9

This is to certify that WABURAKA CHESSA

ID/1178690

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

KAKAMEGA District Land Registry

this 5th day of JUNE 2012

Land Registrar

[Handwritten signature]
M.O. W. Mwangi Othman

THE LAND REGISTRATION ACT
THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017
CERTIFICATE OF OFFICIAL SEARCH
TITLE NO. SIWANGA/BUKATA/1338
SEARCH NO.

On the 3RD day of NOV. 20. 23 the following were the subsisting entries on the register on the above-mentioned title:

Part A - Property Section (easements, etc.)

Nature of title ABSOLUTE

Approximate area 1.2 HA (ONE POINT TWO HECTARES)

Part B - Proprietorship Section

Name and address of proprietor 1.30.5. DIR WABUNAKA CHESA

Inhibitions, cautions and restrictions 2.5.6.12 TITLE DEED ISSUED

Part C - Encumbrances Section (leases, charges, etc.)

MIL

The following applications are pending:

(a) MIL

(b) MIL

(c)

(d)

The following certified copies are attached as requested:

(a)

(b)

(c) MIL

(d)

Date 3RD day NOV. 20. 23

Signed by the Registrar

Seal.....

Name: D.M. M.K

Signature: D. M. Kimaula *40

~~EMUKHUWA~~ SEC
EMUKHUWA GIRLS SEC

REPUBLIC OF KENYA



MINISTRY OF LANDS, PUBLIC WORKS, HOUSING
AND URBAN DEVELOPMENT
STATE DEPARTMENT OF LANDS & PHYSICAL PLANNING

Our Ref.: VAL/142/U/WP/KAK/VOL. VII/34/23

Date: 16th October, 2023

REPORT AND VALUATION OF

RESIDENTIAL PROPERTY

L. R. NO. S/WANGA/BUKAYA/1338 (PART)

AT EMUKHUWA "A" VILLAGE – BUKAYA AREA

MUMIAS WEST SUB-COUNTY

WITHIN KAKAMEGA COUNTY

TERMS OF REFERENCE:

We received instructions from the Chairperson, MUMIAS WESTNG-CDF to value the above captioned property and advise on its Current Fair Market value for Purchase Purposes for Emukhuwa Girls Secondary School.

Consequently, we have visited and inspected the property and now have the pleasure to report as hereunder.

LIMITING CONDITIONS

This property Report and Valuation is subject to the following conditions:-

- 1) Neither the whole nor any part of this Report and Valuation or any reference to it may be included in any published documents, circular or statement nor published in any way without the prior written approval of **Directorate of Valuation, State Department of Lands** 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 Valuer by another party, this information is believed to be reliable but the Company can accept no responsibility if this should prove not to be exactly so. Where information is given without being attributed directly to another party, this information has been obtained by our own search of records and examination of documents or any enquiry from Government or other appropriate departments.
- 3) The responsibility of **The Directorate** in connection with this Report and Valuation is limited to the client to whom the report is addressed.
- 4) The values assessed in this Report are for the subject property and any allocation of values between parts of the property apply only in the terms of and for the purpose of this Report. The values assessed should not be used in conjunction with any other assessment, as they may prove incorrect if so used.
- 5) While due care is taken to note significant building defects in the course of inspection, this is a Report and Valuation and not a structural survey and no guarantee is given in respect of rot, termite or pest infestation or other defects whether exposed or unexposed.
- 6) Where market values are assessed, they reflect the full value and no account is taken of any liability to taxation on sale or of the costs involved in effecting a sale or any other costs related to conveyance.
- 7) Whereas the values assessed herein have been given within the above stated terms of reference, they should not be used outside such terms of reference.
- 8) This Valuation Report is not valid unless it is signed by the Company's Director/Valuer.

A VIEW OF THE PERMANENT HOUSE IN THE SUBJECT PROPERTY



A VIEW OF A SEMI-PERMANENT HOUSE IN THE SUBJECT PROPERTY



A VIEW OF THE SEMI- PERMANENT BUILDING STRUCTURE AND GREENERIES IN THE SUBJECT PROPERTY



A VIEW OF THE PIT LATRINE IN THE SUBJECT PROPERTY



REPORT AND VALUATION

TENURE:

Plot Number S/WANGA/BUKAYA/1338 is a Freehold interest registered under the Registered Land Act Chapter 300 of the Laws of Kenya (repealed) at Kakamega Land Registry in the names of WABURAKA CHESA of NATIONAL I/D. 1178690.

PLOT AREA:

The parcel measures One point Two (1.2) hectares or One point Nine Eight (3) acres or thereabouts. However, the area under purchase measures Zero point Five (0.5) acre or thereabouts.

ENCUMBRANCES:

Nil. We do value property free from any encumbrances.

SITUATION:

The property is situated in Kakamega County's Mumias West Sub-County – Emukhuwa "A" village, Emukhuwa Sub-Location, Bukaya Location and next to St. Teresa's Emukhuwa Girls Sec School.

THE PARCEL:

This is a regularly-shaped parcel of land with a generally flat terrain though with a slight North-South bound gradient that exhibits mixed black loamy soils. Its boundaries are marked by corner survey beacons and natural vegetation.

IMPROVEMENTS:

The property had 1No. permanent house, 3No. semi-permanent houses, pit latrine and 57 no. medium sized trees of different species.

The main permanent house entails the following Construction and accommodation details below:-

Construction

The structure is constructed of reinforced burnt brick walls internally plastered and painted, externally not plastered nor sprayed beneath a gal sheet roofing cover upon timber trusses.

The floors are finished in cement screed throughout. Doors are of burglar-proof metal reinforcements to main entrances and matchboard type internally. Windows are of burglar proofed standard glass.

Accommodation

- Lounge cum dining
- Two bedroom
- Kitchen
- Verandah

Plinth Area:

The building covers a total plinth area of 62.194 square metres or thereabouts.

Condition:

The building is in good structural and aesthetic condition.

UTILITY SERVICES

Mains electricity and water services were connected not connect to the subject property but are readily available upon demand. Sewage disposal would be by way of septic tank and soakage pits.

GENERAL REMARKS:

This is a fairly prime residential user property with medium level potential commercial user attributes within Mumias – Emukhuwa area that strategically lies within Mumias West Sub-County, Kakamega County.

PUBLIC UTILITY CONCERN:

According to relevant survey maps and official search of the Land Register obtained, it is our professional opinion that the property has good marketable title and that it is free from any onerous burdens, outgoings or restrictions.

It is not on land previously set aside for public utility, neither is it part of a wetland nor situated on a road reserve.

ENVIRONMENTAL ISSUES & PUBLIC UTILITY CONCERN:

Although this is not an environmental impact assessment report, there was no evidence of pollution or land contamination on the subject plot or its neighborhood that could materially affect the property's value/s.

Nothing should prevent this property from being sold at the projected market price in case of sale or foreclosure.

BASIS OF VALUATION:

This was on the basis of Market Value. Market Value is defined as the most probable amount for which the property would reasonably be expected to sell at the date of valuation between a willing buyer and a willing seller in an arm's length transaction after a proper and reasonable marketing period wherein the parties under negotiations have each acted knowledgeably, prudently and without compulsion.

VALUATION METHODOLOGY:

In arriving at the valuation figure below, we have adopted the Comparative Analysis of the local property market where we considered recent sales, properties listed for sale in comparison to our subject property in order to make necessary adjustments to arrive at current market value for land.

CONFLICT OF INTEREST:

This Report and Valuation has been prepared for the NG CDF MUMIAS WEST CONSTITUENCY and on behalf of The Directorate. Neither the firm nor the individual Valuer has any conflict of interest in undertaking this valuation assignment.

Our valuation takes cognizance of the above factors, amongst others.

VALUATION CERTIFICATE:

We value the property described in details above, subject to our terms of reference, limiting conditions and prevailing economy and advise on a Current Fair Market Value of **Kshs.1,800,000/=**

Broken Down thus:-

1. Land (0.5 acres approx.)Kshs 500,000.00
2. ImprovementsKshs. 1,300,000.00

(WORDS: KENYA SHILLINGS ONE MILLION EIGHT HUNDRED THOUSAND ONLY).



E.O. ODUOR B.A (Land Economics) Hons NRB, Msc M.I.S.K
LAND VALUER
KAKAMEGA COUNTY

