



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(Chapter 300) (REPEALED)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/WODANGA/GAIGEDI/ 172

Approximate Area..... 0.4HA (DECIMAL FOUR)

Registry Map Sheet No..... 17

This is to certify that ELPHAS KIDIAVAI AGENYA

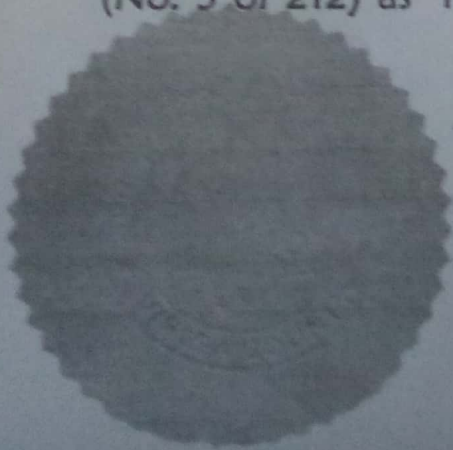
.....
.....
is (are) now registered as the absolute proprietor(s) of the land
comprised in the above-mentioned title, subject to the entries in
the register relating to the land and to such of the overriding
interests set out in the section 28 of the Land Registration Act
(No. 3 of 212) as may for the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

GIVEN under my hand and the seal of the

VIHIGA

.....District Land Registry

this 5TH day of FEBRUARY, 20 15



[Signature]
and 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(Chapter 300) (REPEALED)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

10 2930

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/WODANGA/GAIGEDI/172
SEARCH NO.

On the 30TH day of JANUARY 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 0.4 HA (DECIMAL FOUR)

Part B - Proprietorship Section

Name and address of proprietor ELPHAS KIDIYAI AGENYA
Inhibitions, cautions and restrictions-

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 30TH day JANUARY 2023

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/17/23

Date: 16TH MARCH, 2023

**REPORT AND VALUATION
UPON PLOT NO.
LR/WODANGA/GAIGEDI/172**

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/WODANGA/GAIGEDI/172**, 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 **15TH MARCH, 2023**

TENURE:

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

AREA:

0.5 Acres

REGISTERED OWNER:

ELPHAS KIDIAVAI AGENYA

ENCUMBRANCES, INHIBITIONS, CAUTIONS AND RESTRICTIONS;

NIL

SITUATION:

The land is located about 300 meters from the present (as at the date of Valuation) location of Gaigedi Secondary School which is adjacent to Gaigedi – Mudete Road.

THE PLOT:

The land is in a trapezium shape bordering Gaigedi A.D.C 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

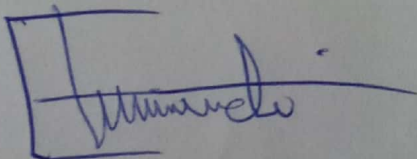
Having regard to the foregoing remarks and particulars, we advise on a current Fair market value for purchase purposes of the freehold interest in the property is as follows;

1. **LR/WODANGA/GAIGEDI/172..... 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.