



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 (Chapter 300) (REPEALED)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/BUSALI/ITEGERO/ 278
 Approximate Area..... 0.44HA (DECIMAL FOUR FOUR)
 Registry Map Sheet No..... 19

This is to certify that JAPHETH MUSASI LITU

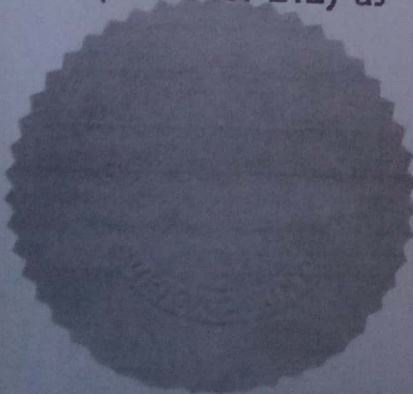
.....

 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 2012) as may for the time being subsist and affect

GIVEN under my hand and the seal of the

VIHIGA.....District Land Registry

this 8TH day of MARCH, 20 16



Land 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(Chapter 300) (REPEALED)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

MLS/TD/02/A2/02

No

1092

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

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. LR/BUSALI/ITEGERO/278

SEARCH NO.

On the 19th 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 0.44 HA (DECIMAL FOUR FOUR)

Part B - Proprietorship Section

Name and address of proprietor JAPHETH MUSACI LITU

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 19th day JANUARY 2023

Seal

Signed by the Registrar

Name: P. K. GURGA

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/19/23

Date: 24TH MARCH, 2023

REPORT AND VALUATION
UPON PLOT NO.
LR/BUSALI/ITEGERO/278

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/BUSALI/ITEGERO/278, 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 **21ST MARCH, 2023**

TENURE:

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

AREA:

0.5 Acres

REGISTERED OWNER:

JAPHETH MUSASI LITU

ENCUMBRANCES, INHIBITIONS, CAUTIONS AND RESTRICTIONS;

NIL

SITUATION:

The land is located about 500 meters from the present (as at the date of Valuation) location of Muhaya Primary School which is adjacent to Itegero – Mago Road.

THE PLOT:

The land is squarely shaped bordering Itegero P.A.G 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

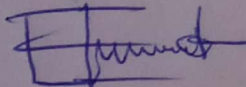
Having regard to the foregoing remarks and particulars, we advise on a current Fair market value for purchase purposes of the freehold interest in the property is as follows;

1. **LR/BUSALI/ITEGERO/278..... 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.