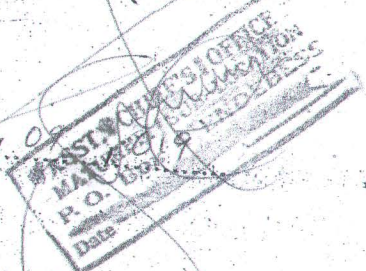


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REPUBLIC OF KENYA



OFFICE OF THE PRESIDENT
MINISTRY OF INTERIOR AND CO-ORDINATION OF NATIONAL GOVERNMENT



RE: LAND SALE AGREEMENT FORM

Date: 25/09/2019

Today dated 25TH SEP 2019
Seller
I/We Mr./Mrs. NELSON MUTEKI
No. 0729041589 Of Box No. 60 ENDERESS of ID No. Holder 4737913 Of phone
Sub-location in KAIRAI Location ENDERESS Residents of MUBERE
Division ENDERESS Sub-County do hereby and
solemnly declares voluntarily sign that I/we have agreed without allocation whatsoever to sell a piece of land measuring THREE
Acres of MUBERE By Of the land registration No. 648675 in
Sub-location of the aforesaid parcel of land to;

Mr./Mrs. KITINDA PRIMARY SCHOOL Of ID No. Of Phone No.
in KAIRAI Location ENDERESS Residents of MUBERE sub loc
= 600,000 = ONLY per acre in (words) SIX HUNDRED THOUSAND ONLY
Division ENDERESS Sub-County forever at an agreed price of Kshs.

received Kshs. = 1,000,000 = ONLY (in words) ONE MILLION ONLY shillings according to our agreement I/We have alr
shillings it has remained a balance of Kshs. 200,000 (in words) EIGHT HUNDRED THOUSAND ONLY
Shillings which will be paid on date CURRENT FINANCIAL YEAR without fail. Failure of which the law will take its course. The
buyer takes possession of the land immediately. Both parties shall participate in transfer and the processing and of the land title deed
within six months.

Seller Name NELSON MUTEKI ID No 4737912 Sign
Buyer Name KITINDA PRIMARY SCHOOL ID No 7030815 Sign
Witness
1. MARY MALIKA MALIA ID No 12712734 Sign
2. BRIAN MAGAYA MITEMI ID No 38876218 Sign
3. ENOS SOITA WABULVU ID No 2081785 Sign
4. ADAMS MANGUYA ID No 34712084 Sign
5. MURUNU ERICK ID No 9761852 Sign

Office Certifying / confirming the transaction
Area Village Elder Name Sign & Official Stamp
Area assistant Chief Name FRED CHEMELTOI ID No 20591396 Sign & Official Stamp
Area Chief Name Sign & Official Stamp
County/Deputy County commissioner Name Sign & Official Stamp

MINISTRY OF LAND AND PHYSICAL PLANNING

Telegrams: 'Lands' Kitale
Telephone: Kitale 054 20185, 054 20532
When replying please quote

Ref. No. TN/VAL.GEN/VOL.V/39



DEPARTMENT OF LANDS

TRANS- NZOIA COUNTY

P.O.BOX 620-30200,

KITALE.

Date: 6th May 2019

The Fund Account Manager,
Endebess Constituency Development Fund,
P. O. Box 29-30201,
KITALE

REF. VALUATION OF LAND - NALULINGO FARM LR No. 6486/5 (SUB-PLOT NO. 47) PART

Your letter Ref No NG-CDF/END/PMC/1/19 dated 28th February, 2019 on the above subject refers.

I have inspected the subject plot measuring approximately 2 Acres and valued the same for **PURCHASE** purpose at Kenya Shillings one Million one hundred thousand only (Kshs: 1,100,000/=)

Please note that a Valuation is a guide or bench mark upon which to base your negotiation with the land owner and the agreed price may be slightly lower or higher depending on the circumstances, but in any case the variation should not exceed 15 % of the value.


RAPHAEL M. KAH

COUNTY LANDS OFFICER/VALUER,

TRANS NZOIA, W. POKOT & TURKANA COUNTIES

REPUBLIC OF KENYA

MINISTRY OF LAND AND PHYSICAL PLANNING

Telegrams: 'Lands' Kitale
Telephone: Kitale 054 20185 , 054 20532
When replying please quote

Ref. No. TN/VAL.GEN/VOL.V/39



DEPARTMENT OF LANDS

TRANS- NZOIA COUNTY

P.O.BOX 620-30200,

KITALE.

Date: 15th April 2019

REPORT AND VALUATION

UPON

LR NUMBER 6486/5 plot no 47

NALULINGO FARM

ENDEBESS SUB-COUNTY

TRANS NZOIA COUNTY

TERMS OF REFERENCE:

We received instructions from the fund manager National Government Constituency Development Fund Endebess Constituency of P.O Box 29-30201 Endebbes, Kenya via his letter ref NG-CDF/END/PMC/2/19 dated 28th February 2019 to inspect and value the above referenced property with a view to advising on open market value for purchase purposes. Here - below is our report and valuation:-

DATE OF INSPECTION 15/04/2019

LR NUMBER: Nalulingo Farm LR No. 6486/5 (Sub-Plot No. 47) Part

SITUATION: The property is situated in Nalulingo Village, Matumbei Ward, Kaibei Location, Endebess Sub County Trans Nzoia County. It is about 2km from Kimondo Trading Centre.

THE PARCEL: This is a near regular shaped shallow dark loams interspersed with rocky areas and loose rocks. The plot has a fairly sloppy gradient and the boundaries are marked by a barbed wire fence.

TITLE DETAILS: The interest which is subject to this report and valuation long lease but yet to be registered. The plot belongs to *Nelson Mutemi Anyera* Id No. **4737913**.

AREA: The plot that is subject to this valuation and report is **2 acres**

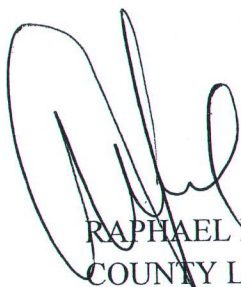
SERVICES: Water and electricity are not connected to the property

IMPROVEMENTS: Developments comprise of three classrooms already put up by NG-CDF which will not be considered in this report.

GENERAL REMARKS: The property is suitable for the intended purpose. It should be noted that the seller has already given possession to the school hence loss of use.

VALUATION: With regard to our terms of reference, prevailing economic conditions and forgoing particulars, we value the property within Nalulingo Farm LR No. 6486/5 (Sub-Plot No. 47) Part **in the sum of Kenya Shillings one Million one hundred thousand only (Kshs: 1,100,000/=)**

Dated; 15th April, 2019



COUNTY LAND VALUER
TRANS-NZOIA, WEST POKOT
& TURKANA COUNTIES

RAPHAEL M. KAH
COUNTY LAND VALUER

TRANS NZOIA, WEST POKOT & TURKANA COUNTIES