

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.1/91

21st February, 2023

REPORT AND VALUATION

UPON PART

TITLE No. ELGON /KAPSOKWONY/2233

TERMS OF REFERENCE

Duly instructed by the Funds Account Manager, MT. Elgon NG-CDF, PO Box 267-50203 Kapsokwony vide letter dated 17th 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 17th February, 2023

SITUATION:

The property is situated in Kananachi village, Kimombo sub location, Kibuk Location and is part of Kananachi Primary school.

REGISTERED OWNER:

The property is registered in the name of
WILSON WEKESA WEKHANYA

AREA:

The property extends to 1.5 Ha approximately, our interest is of 0.8 (2.0 acres) as pinpointed by the registered owner representative, one Silas Nyikuri of tel. 0714976890.

ENCUMBRANCES:

Nil

TENURE:

Freehold interest

THE PARCEL:

This is rectangle in shape level in gradient of loam soils boundaries Partly marked by barbed wire on timber post and .

IMPROVEMENTS:

The subject property is devoid of any structural improvements but is planted with coffee and bananas which has been ignored.

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 / Kapsokwony/2233 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 LAND REGISTRATION ACT

(No. 3 of 2012, section 108)

THE REGISTERED LAND ACT

(Chapter 300) (REPEALED)

Title Deed

Title Number ELGON/KAP SOK WONY/2233

Approximate Area (1.50) HA

Registry Map Sheet No. 22

This is to certify that WILSON WEKESA WEKHANYA

..... ID/NO.6511223 BOX 150 KIMILILI = = = = = = = = = =

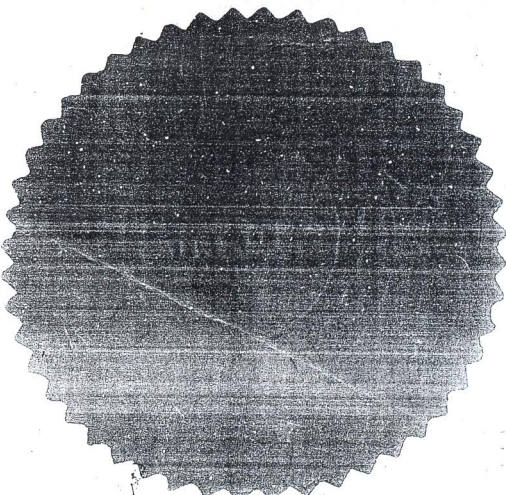
is (are) now registered as the absolute proprietor(s) of the land comprised in the above-mentioned title, subject to the entries in the register relating to the land and to such of the overriding interests set out in section 28 of the Land Registration Act (No. 3 of 2012) as may for the time being subsist and affect the land.

GIVEN under my hand and the seal of the

..... BUNGOMA District Land Registry

this 27TH day of NOVEMBER 20 18

.....
Land Registrar.





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

2529233

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

SHEET 22

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

TITLE NO. ELGON / KRPSOKWONT / 2233

SEARCH NO. 1871 / 2 / 2023

On the 17TH 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 - SD HP (ONE DECIMAL FIVE ZERO HECT)

Part B - Proprietorship Section SUBDIVISION OF PLOT NO. 361

Name and address of proprietor 2 - 27-11-2018 WILSON WEKESA WEKHANTA

3 - 27-11-2018 TITLE DEED ISSUED

Inhibitions, cautions and restrictions NIL

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

NIL

The following applications are pending:

(a) NIL

(b) NIL

The following certified copies are attached as requested:

(a) NIL

Date 17TH day FEBRUARY 2023

Seal

SIGNED by the Registrar - 2233

Name:
Signature: [Handwritten Signature]