



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 (Chapter 300) (REPEALED)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/IZAVA/BUKULUNYA/ 263
 Approximate Area..... 0.38HA (DECIMAL THREE EIGHT)
 Registry Map Sheet No..... 35

This is to certify that DANIEL RIGONO KESEKWA

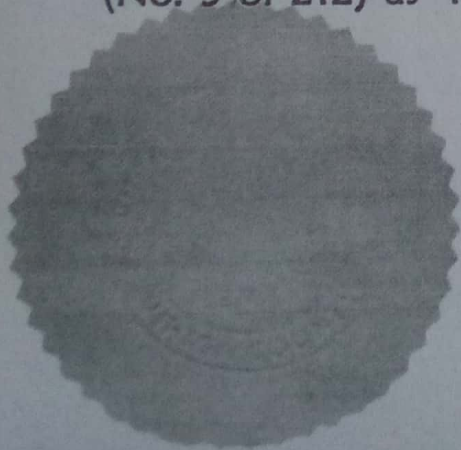
.....

 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 16TH day of MARCH, 20 16



[Signature]
 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(Chapter 300) (REPEALED)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

29 9

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. LR 117A/BUKUBUNYA 1262

SEARCH NO.

On the 16th day of MARCH 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... 0.33 HA (DECIMAL THREE EIGHT HECTARES)

Part B - Proprietorship Section

Name and address of proprietor... DANIEL RIGONO KESERWA

Inhibitions, cautions and restrictions- JOHAN MAWESI KIGAME

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 16th day MARCH 2023

Seal

Signed by the Registrar

Name: D. 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/35/23

Date: 6TH APRIL, 2023

REPORT AND VALUATION

UPON PLOT NO.

LR/IZAVA/BUKULUNYA/263

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/IZAVA/BUKULUNYA/263**, 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 **28TH MARCH, 2023**

TENURE

The land is of Absolute Proprietorship under the Registered Land Act (Chapter 300)

AREA:

0.25 Acres

REGISTERED OWNER:

DANIEL RIGONO KESEKWA

ENCUMBRANCES, INHIBITIONS, CAUTIONS AND RESTRICTIONS;

NIL

SITUATION:

The land is located about 100 meters from the present (as at the date of Valuation) location of Mbale Primary School which is adjacent to the tarmacked Kisumu – Kakamega Road.

THE PLOT:

The land is rectangular shaped bordering Mbale Friends 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

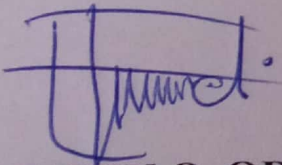
Having regard to the foregoing remarks and particulars, we advise on a current Fair market value for purchase purposes of the freehold interest in the property is as follows;

1. **LR/IZAVA/BUKULUNYA/263 KSHS. 1,750,000.00**

2. **IMPROVEMENTS.....KSHS. NIL**

TOTAL - KSHS. 1,750,000.00

(WORDS: ONE MILLION, SEVEN HUNDRED AND FIFTY THOUSAND SHILLINGS ONLY)



**EDWIN O. ODUOR B.A (Land Economics) Hons NRB, Msc M.I.S.K.
VALUATION SURVEYOR**

KAKAMEGA & VIHIGA COUNTIES.