

REPUBLIC OF KENYA



COUNTY GOVERNMENT OF BOMET
DEPARTMENT OF LANDS, HOUSING & URBAN PLANNING

REPORT AND VALUATION

UPON

INSTITUTIONAL PROPERTY



KERICHO/KAPKATET/1007(PART)

BURETI SUB COUNTY, KERICHO COUNTY

A handwritten signature in blue ink, consisting of a stylized 'P' followed by a series of loops and a horizontal line.

TERMS OF REFERENCE

In accordance with instructions received BURET CONSITUENCY DEVELOPMENT FUND OFFICE P.O BOX 43 LITEIN we have duly inspected the property, with a view to advising on its Value for ACQUISITION and accordingly submit our report and valuation as follows:

Following is our report and valuation: -

LIMITING CONDITIONS

This report and valuation is subject to the following limiting conditions: -

1. Neither the whole nor any part of this Report and Valuation or any reference to it may be included in any published document, circular or statement and nor may it be published in any way without the prior written approval of the Company of the form and context in which it may appear.
2. Where it is stated in the Report that information has been supplied to the Company by another party, this information is believed to be reliable but the Company can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of records and examination of documents or by enquiry from government or other appropriate departments.
3. The responsibility of the Company in connection with this Report and valuation is limited to **Client** whom the Report is addressed.
4. The values assessed in this Report are for the subject to the property and the value applies only in the terms, and for the purpose, of this Report.
5. Where Open Market Values are assessed, they reflect the full contract value and no account is taken of any liability for taxation on sale or of the costs involved in effecting a sale.
6. Our Assessed Open Market value is on the basis of the sale of similar property.
7. The Valuation is not valid, unless is duly signed by a director of this company

REPORT AND VALUATION

TITLE NUMBER:

KERICHO/KAPKATET/1007(PART)

DATE OF INSPECTION:

Friday 19TH JUNE, 2020.

SURVEY MAPS:

We have examined the relevant maps and mutation plans for KERICHO/KAPKATET/1007 (part) is satisfied that the property described here in this report and valuation is the same one we have inspected.

GOOGLE COORDINATES:

-0.637847, 35.194265 which represents a point within the property.

SITUATION:

The property is situated Along Kapkatet Litein Road, Nganaset Location, Kapkatet Ward Buret Subcounty , Kericho County .

TENURE:

Freehold interest registered in the names OF KIPNGENY ARAP BII

AREA:

The plot contains by measurements approximately SIX DECIMAL ZERO HACTERS (6.0 ha) which is equivalent to fourteen decimal eight two six acres but the valuation is subject to one acre (1.0 acre)

ENCUMBRANCES:

NIL.

USER:

Institutional i.e. Nganaset Primary School

RATES LIABILITIES:

The property is registered as a freehold interest under The Registered Land Act Cap 300(Repealed), Laws of Kenya that does not attract rates liabilities.

GROUND RENT:

Not applicable.

SERVICES:

Mains electricity is readily available for connection; mains water is available in the neighborhood for connection to the property, while foul drainage is to pit latrines.

PLOT

TITLE; KERICHO/KAPKATET/1007, KAPKATET WARD, BURET SUBCOUNTY, KERICHO COUNTY, BOMET, KENYA



IMPROVEMENTS:

The property was developed at the time of our inspection.

Photographs of the property



TENANCY:

The property is owner occupied.

REMARKS

This is a plot situated within **KAPKATET WARD** . The main activities witnessed are mainly agricultural cum residential. Plots for sale are on high demand.

The property enjoys ease of access and basic services are in close proximity

SALEABILITY.

Save for public sympathy, we do not foresee any other reason that would hinder sale in the event of public auction.

Confirmation certificate.


We confirm that: -

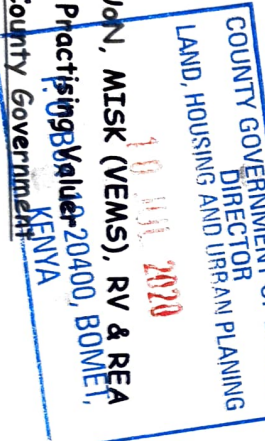
- The property is registered in the name of **KIPPNGENY ARAP BITI**
- The details contained herein are statements of fact which are true and correct to the best of our knowledge.
- All limiting conditions have been disclosed.
- That the plot and the adjoining ones are free from any adverse environmental issues like pollution or any other environmental factor
- That would affect the value of the property in the near future.

VALUATION:

Having regard to the foregoing particulars and the present-day economic circumstances, we value the unencumbered freehold interest **KERICHO/KAPKATET /1007(PART) KAPKATET WARD , BURET SUBCOUNTY KERICHO COUNTY** , as follows: -

- a. Market Value KSH: FIVE MILLION TWO HUNDRED THOUSAND (5,200,000/=)
- b. Sale Value : KSHS, THREE MILLION NINE HUNDRED THOUSAND (KSHS ~~3,900,000~~ 3,900,000/=)


Mr. Robert Kigen
BA (Land Econ. Hons) UoN, MISK (VEMS), RV & REA
Registered, Licensed & Practising Valuer-20400, BOMET,
County Valuer, Bomet County Government KENYA



DATED: 10th, JULY, 2020

Google Earth Map

Untitled Map

Write a description for your map

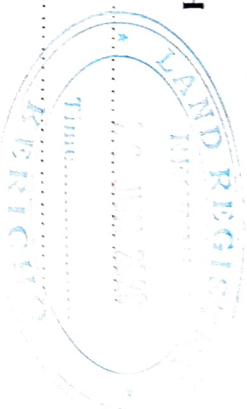




THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH



TITLE NO.

KEACHO/KIPKATER/1007

SEARCH NO.

256/2020

On the ...

29th

day of JUNE

substanting entries on the register of the above-mentioned title:

2020 the following were the

Part A - Property Section [leases, etc.]

Nature of title: ABSOLUTE

Approximate area: 6.6 HECTARES

(SIX DECIMAL ZERO) HECTARES.

Part B - Proprietorship Section

Name and Address of the Proprietor

1. 14. 71

MEMBERT ANAP B11

2. 15. 5. 90

LETTEL BEER ISSUES

Inhibitions, cautions and restrictions-

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

The following applications are pending:

(a)

The following certified copies are attached as requested:

(a)

Date

29th

day

JUNE

2020

SIGNED by the Registrar

Name

Signature

Seal

[Handwritten signature]
E. W. Sangati 280

PIN Certificate

For General Tax Questions
Contact KRA Call Centre
Tel: +254 (020) 4999 999
Call: +254(071)1099 999
Email: callcentre@kra.go.ke

Certificate Date : 31/05/2016

Personal Identification Number
A006568468R

This is to certify that taxpayer shown herein has been registered with Kenya Revenue Authority

Taxpayer Information

Taxpayer Name	CHERUYOT GEOFFREY
Email Address	geffkbetcheru@gmail.com

Registered Address

L.R. Number :	Building : NDEGE
Street/Road : ISAAC SALAT	City/Town : KERICHO
County : Kericho	District : Buret District
Tax Area : Kapkatet	Station : North of Nairobi*
P. O. Box : 65	Postal Code : 20214

Tax Obligation(s) Registration Details

Sr. No.	Tax Obligation(s)	Effective Date
1	Income Tax - Resident Individual	14/02/2012

The above PIN must appear on all your tax invoices and correspondences with Kenya Revenue Authority. Your accounting end date is 31st December as per the provisions stated in the Income Tax Act unless a change has been approved by the Commissioner-Domestic Taxes Department. The status of Tax Obligation(s) with 'Dormant' status will automatically change to 'Active' on date mentioned in "Effective Till Date" or any transaction done during the period. This certificate shall remain in force till further updated.

* The station is subject to change based on the verification done by Commissioner.

Disclaimer : This is a system generated certificate and does not require signature.

(To be completed only when the applicant has paid the fee)

PART

NATURAL ENCUMBRANCE

DATE

ENTRY NO

PART A - PROPERTY SECTIONS

EDITION: 1

OPENED: 1.4.71

REGISTRATION SECTION

EASEMENTS ETC

VALUATION/REMARKS

PARCEL NUMBER

APPROXIMATE AREA

5.0

REGISTRY MAP SHEET NO.

22 & 3

LAND DEVELOPMENT

NAME OF REGISTERED PROPRIETOR

VIJAYAN ARAP BII.

15.3.60 TITLE DEED

[Handwritten signature]

