

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.1/93

21st February, 2023

Funds Account Manager,
MT Elgon Constituency,
P.O Box 267-50203
KAPSOKWONY

REF. LAND VALUATION

Your letter date 17th January 2023 refers
Here attached find valuation reports as per your instructions.

1. Title No. S. Malakisi/N. Kulisiro/710
2. Title No. Elgon /Namorio/419
3. Title No. Elgon /Kapsokwony/2233
4. Title No. Elgon /Kapkateny/320

A handwritten signature in blue ink, appearing to read 'S.W. Kanyi'.

S.W. KANYI
COUNTY LAND VALUER
BUNGOMA COUNTY

REPUBLIC OF KENYA



**MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN
DEVELOPMENT**

STATE DEPARTMENT FOR LANDS AND PHYSICAL PLANNING

COUNTY LANDS OFFICE
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REF: BGM/LNDS/VAL.GEN/VOL.1/89

21st February, 2023

REPORT AND VALUATION

UPON PART

TITLE No. S. MALAKISI/N. KULISIRO/710

TERMS OF REFERENCE

Duly instructed by the Funds Account Manager, MT. Elgon NG-CDF, PO Box 267-50203 Kapsokwony through 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 'Samuel'.

DATE OF INSPECTION :

The property was inspected on 17th February, 2023

SITUATION:

The property is situated in Rwanda village, Kapkurongo sub location, Chongeywo Location Kapsiro Division , Kapsiro Sub County, and neighbouring Rwanda SA Primary school.

REGISTERED OWNER:

The property is registered in the name of **Wanyalika Walau Malenyo (deceased)**

AREA:

The property extends to 2.4 Ha approximately. Our interest is of 0.80 (2.0 acres) as pinpointed by the head teacher of Rwanda SA Primary school and the area Sub Chief.

ENCUMBRANCES:

Nil

TENURE:

Freehold interest

THE PARCEL:

This is irregular in shape gentle sloping in gradient of loam soils with open boundaries.

IMPROVEMENTS:

The subject property is partly planted with coffee and erected thereon are temporary residential building and a church.

For the purpose of this valuation, the above improvements are not considered.

REMARKS:

It is noted that Rwanda primary school and other developments are within this land and it is therefore advised that succession and land survey is conducted and individual ownership documents registered.



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 S. Malakisi /N. Kulisiro/ 710, for Purchase purpose can be fairly stated as **Kenya Shilling One Million (Ksh.1,000,000/=) only.**



S.W. KANYI
COUNTY LAND VALUER
BUNGOMA COUNTY

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

SHEET NO. 21

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

TITLE NO. S. MALAKISI | N. KULISIRO | 710

SEARCH NO. 1172 | 2 | 2028

On the 16th 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 MBSWTE

Approximate area 2.4 HA (Two Decimal Four Hect.)

Part B - Proprietorship Section SUBDIVISION OF PLOT NO. 464

Name and address of proprietor 2. 21-9-86 WANTALIKWA WILAU MALEMU

3. 25-9-86 LAND CERTIFICATE 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 16th day FEBRUARY 2023

Seal

SIGNED by the Registrar

Name:

Signature:

A. O. Balu *405

Rwanda



REPUBLIC OF KENYA

THE REGISTERED LAND ACT
(Chapter 300)

Land Certificate

TITLE NUMBER S.MALAKISI/N.KULISIRU/710

This is to certify that WANYALEKHA WALAU MALEMU

ID/5645037/68 = = =

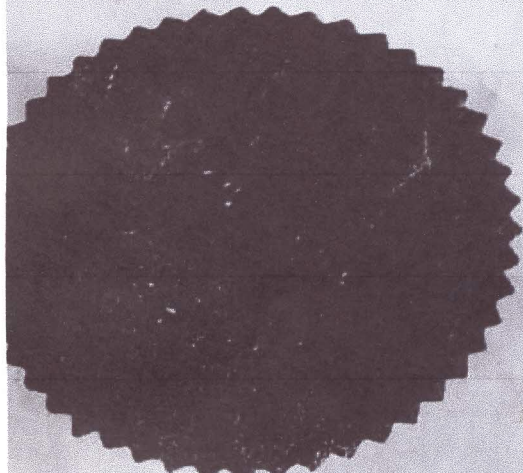
OF SOUTH MALAKISI LOCATION NORTH KULISIRU SUB-LOCATION =

is ~~(and)~~ 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 30 of the Registered Land Act 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 Twenty fifth day of September, 19 86

Land Registrar



*Registered
S.M
Primary
Safar*