

Jomoraja E.A & G. Contractors L.t.d.

HEAD OFFICE

Co - Operative Hse, 10th Floor
TEL : 0727 - 515020
P.O. BOX 30079 - 00200
NAIROBI

VAT NO. 0172465T
PIN NO. A003705581E

BRANCH OFFICE

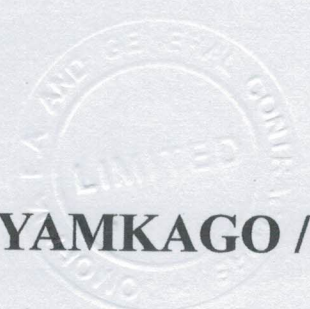
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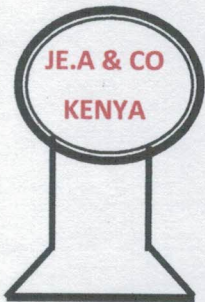
28/07/05

REAL ESTATE , QUANTITY SURVEY, PROPERTY MANAGEMENT, & E.T.C

REPORT AND VALUATION



UPON TITLE NO: KANYAMKAGO / KAWRERE I / 5510



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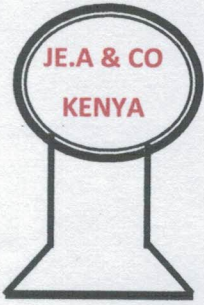
Date : 

REAL ESTATE , QUANTITY SURVEY, PROPERTY MANAGEMENT, & E.T.C

TERMS OF REFERENCE

Following instructions received from **BIMA SHEKA - META BHAI** of Id No: **28588083** & of Box No: **79 - 40405, SARE** . We have identified , inspected and valued the above property with a view to advise ;on open market value for Court processes.

Hereunder is the inspection report and value of the same.



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REAL ESTATE , QUANTITY SURVEY, PROPERTY MANAGEMENT, & E.T.C

REPORT AND VALUATION

Title No: KANYAMKAGO / KAWERE I / 5510

Limitation Conditions

This property 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 an published document , secular or statement nor published in any way without the prior written approval of the company of the form and context in which it appears.
2. The responsibility of this report and valuation is limited to the client to whom the report is addressed .
3. While due care is taken to note significant defects in the cause of inspection, this is a report and valuation and not a structural survey and no guarantee is given in this respect of the rot, termite or pest infection or other defects whether exposed or unexposed.
4. Where market value are assets they reflect the full market value and no account is taken of any liability to taxation fees of stamp duty on sale or purchase or of the cost involved in affecting a sale or purchase.
5. The value assessed In this report is for the subject property and any allocation of value between parts of property apply only in the term of and for the purpose of this report, the value assessed should not be used in conjunction in any other assessment as they may prove to be incorrect if so used.
6. Where it is stated in this report that information has been supplied in the company by another party, this information is believed to be liable and correct but the company can accept no responsibility if this should prove not to be so.





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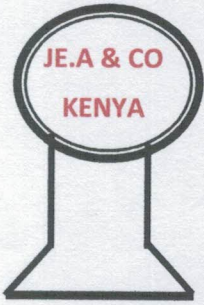
TEL : 0727—515020
SUNA

Date : 

REAL ESTATE , QUANTITY SURVEY, PROPERTY MANAGEMENT, & E.T.C

7. Unless otherwise stated the value assessed in the report are not to be used for insurance purposes and where the value assessed are given within a particular terms of reference they should no be used outside such terms of reference.
8. The valuation is based on information recently available from the records in the land Ministry and Survey of Kenya Department in the event that such records may be incomplete or not up to date , responsibility cannot be accepted for any resulting deficiency or inaccuracy in the information contained herein.
9. The valuation does not reflect any encumbrance that may be registered against the titles.
10. It is the responsibility of the addressee to verify all legal aspects with the lawyers.
11. This valuation report is invalid unless it is signed by a party and bares the official company seal on all pages.





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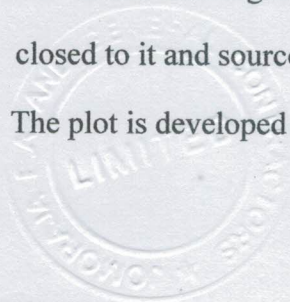
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SUNA

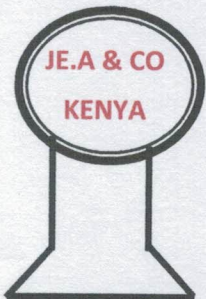
Date : 28/07/25

REAL ESTATE , QUANTITY SURVEY, PROPERTY MANAGEMENT, & E.T.C

REPORT AND VALUATION

TITLE NO	: KANYAMKAGO / KAWERE I / 5510
DATE OF INSPECTION	: 28 / July / 2025
PURPOSE	: Court Process
SITUATION	: The property is situated in East Kanyamkago Location in Thim Jope Sub - Location , Uriri Sub - County within Migori County Near St. Thomas Pri. School approximately 8Km. from Uriri Town . See the Google Map route plan Attached for location direction purposes.
THE PLOT	: Flat mixed clay soil enclosed with other neighbours around.
TITLE DETAILS	: Registered proprietor : BIMA SHEKA - META BHAI of ID No 28588083
SIZE OF THE LAND	: 0 .60 Hectares approximately 1 Acre and $\frac{1}{2}$ of an Acre.
TENURE	: Absolute that is free hold title.
ENCUMBRANCES	: Nil it is a clear title.
SERVICES	: Immediate access good weather road, there is water closed to it and source of power
IMPROVEMENT	: The plot is developed with semi-permanent structure demolished by fire.





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BRANCH OFFICE

TEL : 0727—515020
SUNA

Date : *28/07/15*

REAL ESTATE , QUANTITY SURVEY, PROPERTY MANAGEMENT, & E.T.C

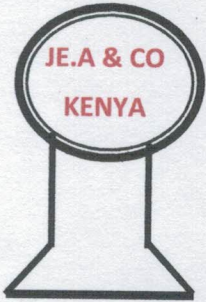
GENERAL REMARKS

Land user is agriculture is encumbrance residential , it has never been set aside for public use nor it is falling on a road reserve, it is an ascetical land to the registered proprietor no evidence of pollution and or land contamination neither on the subject plot nor the adjoining once that may advise me affect the value now nor in the neither future, the building their included in this valuation report we have inspected in the Ndungu's Report and no problem was identified .

Basis of Valuation : it is based on comparable sales of vacant land on the neighbourhood.

Definition of Values: Open market value here means the best price at which an interest in the property might reasonably be expected to be sold at the date of valuation assuming , a willing seller / Buyer a reasonable period in which to negotiate the sale taking into to account the nature of the property and the state of the market, values will remain static during the period. That the property will freely be exposed to the open market and that no account will be taken at any additional buyer by a purchaser with a special interest.





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REAL ESTATE , QUANTITY SURVEY, PROPERTY MANAGEMENT, & E.T.C

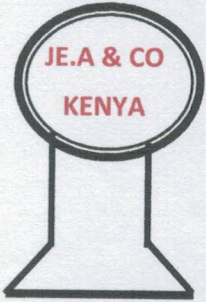
VALUATION METHODOLOGY: In arriving at the value of the property, we have relied on market comparative analysis approach. This method is based on analyzing sales and / or properties for sale which are similar to the subject property.

We have also considered the location of the property proximity to services, topography and types of soil ease of access and general security amongst other factors.

CONFLICT OF INTEREST: This report and valuation has been prepared for **MIGORI LAW COURTS OF KENYA** and on behalf of **Jomoraja E.A and General Contractors LTD** neither the firms nor the individual valuer has any conflict of interest in undertaking the valuation assignment.

Basis of valuation: valuation for the current market purposes. This was on the basis as the most probable amount for which the property would reasonably be expected to sell at the date of valuation between a willing buyer and a willing seller in arms length transaction after proper and reasonable marketing period wherein in both parties under negotiation have each acted knowledgeably prudently and without compulsion.





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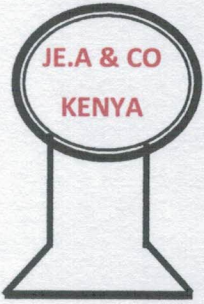
REAL ESTATE , QUANTITY SURVEY, PROPERTY MANAGEMENT, & E.T.C

TORCHED HOUSEHOLD ITEMS

Title No: KANYAMKAGO / KAWERE I / 5510

1. 3 Seven Seater Chairs - 240,000/=
2. School Certificates for 'O' Level & KCPE - 250,000/=
3. Wall unit - 70,000/=
4. TV 42' and home theatre - 38,000/=
5. 6 Tables and 4 suitcases and 4Boxes - 116,000/=
6. 4 Beds & 4 Mattresses - 98,000/=
7. Gas Cylinder and a cooker - 15,800/=
8. Wall unit & water drums - 85,000/=
9. Clothes, Bowls, Blankets & children clothes - 80,000/=
10. Kshs. 67,000/= in cash
11. Saving Boxes for children 3 in number 1) had 20,150 2) had 15,800 3) had 10,200/=





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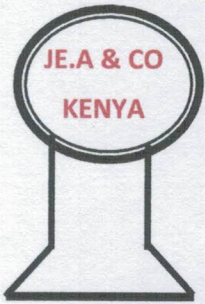
REAL ESTATE , QUANTITY SURVEY, PROPERTY MANAGEMENT, & E.T.C

PICTURES OF THE AREA

Title No: KANYAMKAGO / KAWERE



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28/07/25



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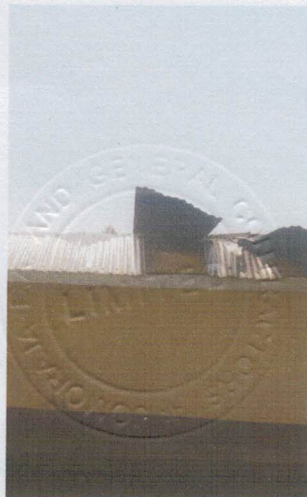
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Date: *28/7/25*

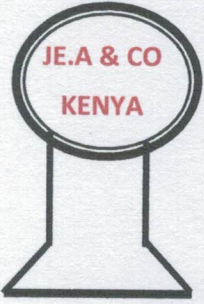
REAL ESTATE , QUANTITY SURVEY , PROPERTY MANAGEMENT , & E.T.C

PICTURES OF THE AREA

Title No: KANYAMKAGO / KAWERE I / 5510



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28/7/25



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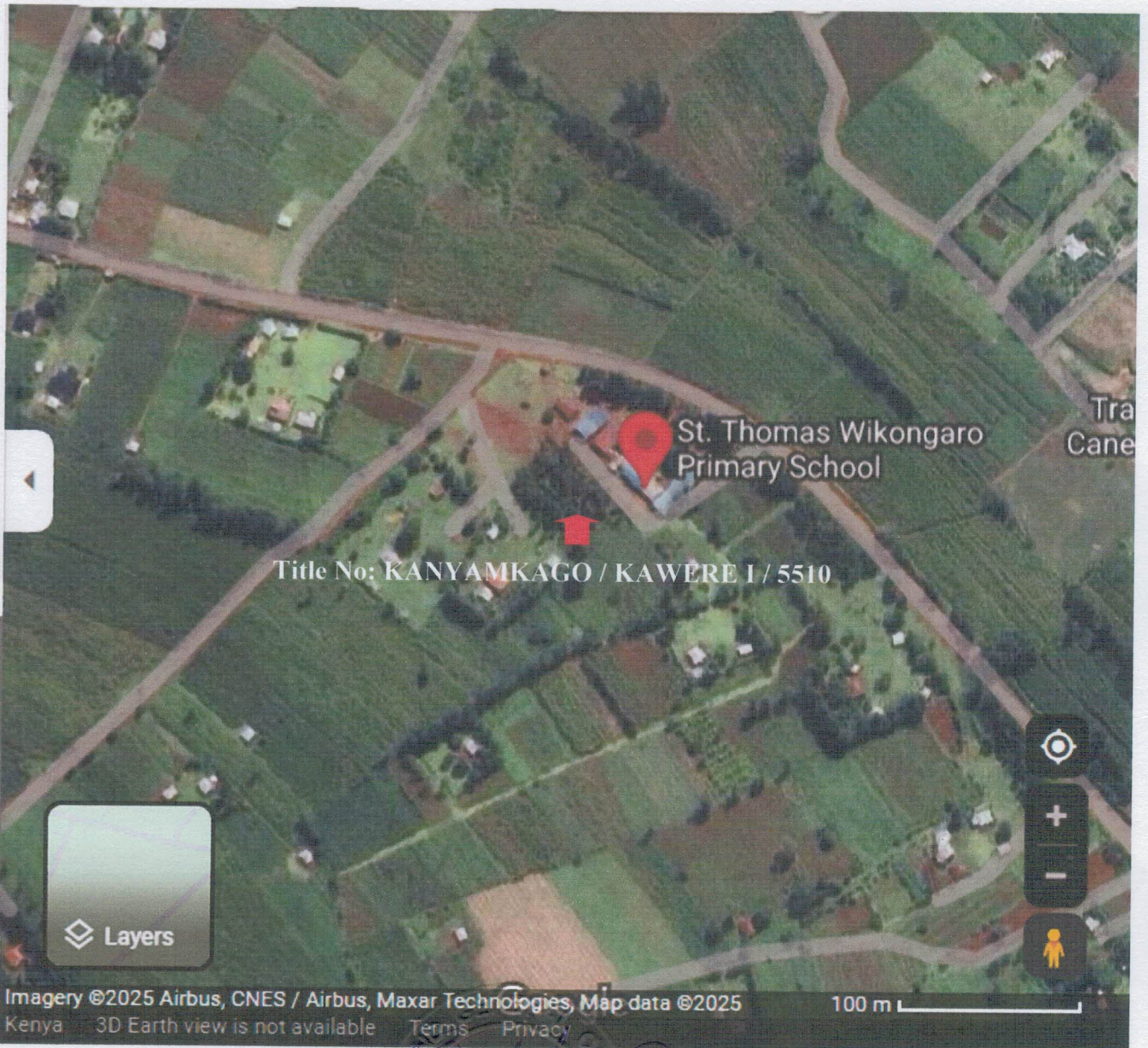
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REAL ESTATE , QUANTITY SURVEY, PROPERTY MANAGEMENT, & E.T.C

PICTURE OF THE GOOGLE MAP OF THE AREA

Title No: KANYAMKAGO / KAWERE I / 5510



St. Thomas Pri. School slightly located 8Km from Uriri Town

The Indication in red on the Map Show St. Thomas Pri School & the main parcel indicated by a symbol

[Handwritten signature]
28/07/25



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VALUATION

FORCED SALE VALUE: This market with special assumption which implies that There is a valuable less than the normal time within which to find a purchaser. Similarly the vendor is under pressure on the mortgagor or charge or there is also a negative aspect for the buyers of the force closure property who must bid on and take property 'as is' without the typical warranties associated with a normal conveyance. forced sale is therefore a prize ranging from the reserved price to the market value taking in account all the current market value taking in account all the assumptions above as past successful public action of similar properties.

VALUATION: Having considered all the relevant factors and our terms of reference, we are of the opinion that the current open market value for litigation purposes in **LR. No. KANYAMKAGO / KAWERE I / 5510** can be sated in the sum Kshs. Six Million Five Hundred Thousand Shillings Current open market value Kshs. 6,500, 000 (Read Kenya Shillings Six Million Five Hundred Thousand Only). On the basis of the four going particulars our terms of reference and relevant factors it is our considered opinion that the absolute interest in property No: **KANYAMKAGO / KAWERE I / 5510** Free of any encumbrances whatsoever as at the date of inspection an open market value point is Kshs. Six Million Five Hundred Thousand only

(6,500,000)

28 / July / 2025.

Yours faithfully

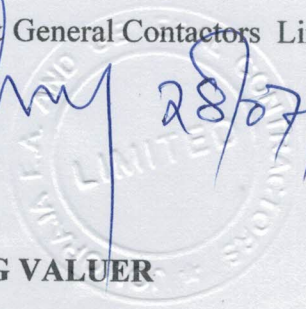
For and on behalf of Jomoraja E.A & General Contractors Limited

N.J OTEINO

B.A (LAND ECONOMICS)

HORNS NBI , M.I.S.K

REGISTERED AND PRACTICING VALUER



Original

REPUBLIC OF KENYA



ISK
INSTITUTION OF
SURVEYORS OF KENYA

ANNUAL PRACTICING CERTIFICATE

This is to certify that:-

JOSEPH OIENO NYAMBORI

Is authorized to practice as a

VALUER

For the period

1st of July 2025 to 30th June 2026

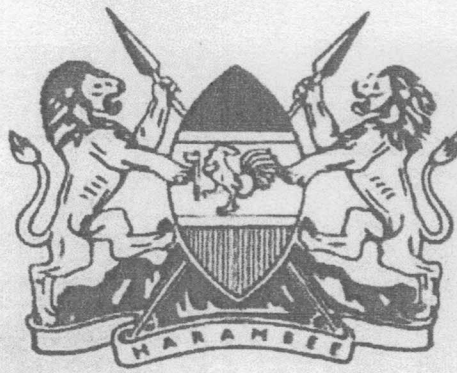
In accordance with the Valuers Act, 1984.

Registrar

Date

2025

1st July 2025



THE KENYA GAZETTE

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NAIROBI, 21st March, 2025

Price Sh. 60

GAZETTE NOTICES

CONTENTS

GAZETTE NOTICES—(Contd.)

GAZETTE NOTICES	PAGE	GAZETTE NOTICES—(Contd.)	
The Civil Procedure Act—Establishment of Environment and Land Court Sub-Registry	1206	The Water Act—Corrigendum, etc.	1244-1268
The Environment and Land Court Act—Practice Directions to Standardise Practice and Procedures in the Environment and Land Court, 2025	1206-1211	The Valuers Act—Registered Valuers	1268
The Employment and Labour Relations Court Act—Appointment	1211	The Political Parties Act—Change of Political Party Particulars, etc.	1272
The Senate—Special Sitting	1211-1212	The Companies Act—Restoration, etc.	1273
County Governments Notices	1212, 1269-1272	The Co-operative Societies Act—Appointment of Liquidator	1273
The Land Registration Act—Issue of Provisional Certificates of Title, etc.	1212-1223	The Physical and Land Use Planning Act—Completion of Part Development Plans	1273
The Civil Aviation Act—Application for Variation or Issue of Air Service Licences	1223-1227	The Insolvency Act—Appointment of Administrator	1273-1274
Customs and Border Control Department—List of Overstayed Goods, Inland Container Depot, Nairobi	1228-1234	The Environmental Management and Co-ordination Act—Environmental Impact Assessment Study Report	1274
The Estate Agents Act—Registered Estate Agents	1234-1244	The Records Disposal (Courts) Rules—Intended Destruction of Records	1274-1276
		Disposal of Uncollected Goods	1276
		Change of Names	1276-1277

S/No.	Name	Reg. No.	Address
215.	James Mark Muthama Musau	535	P.O. Box 49453-00100
216.	James Mbuji Gachu	799	P.O. Box 17501, Nairobi
217.	James Mubia Kamita	510	P.O. Box 3148-00200
218.	James Mwai Muriithi	403	P.O. Box 102946-00101
219.	James Njuguna Kamau	724	P.O. Box 45079-00100
220.	James Otuga Abawa	788	P.O. Box 14170-00100
221.	James Ngugi Kimani	621	P.O. Box 38993-00100
*222.	Joseph Nyamboni	1979	P.O. Box 779-40400
223.	James Wainaina Ngugi	512	P.O. Box 2972-01000
224.	James Waswa Khaoya	766	P.O. Box 79457-00200
225.	Jane Kinanu Miriti	356	P.O. Box 15376-00100
226.	Jane Wairira Mbugua	420	P.O. Box 45733-00100
227.	Jane Wanja Mburu	321	P.O. Box 4076-00100
228.	Jediel Muriuki Marangu	609	P.O. Box 14857-20100
229.	Jeremiah K. Njeru	376	P.O. Box 2901-00100
230.	Jesse Wachira Kihoro	477	P.O. Box 28707-00100
231.	Joan Gathoni Waweru	585	P.O. Box 6130-01000
232.	Joash Bwana Onguko	474	P.O. Box 5954-00100
233.	Joash Oindo Mogambi	276	P.O. Box 409-00300
234.	Job Munene Gitari	678	P.O. Box 12-60403
235.	Job Kamau Ndungu	304	P.O. Box 10730-00100
236.	Joel Ombati Nyamweya	428	P.O. Box 3220-80100
237.	John Charles Chau Mwangi	575	P.O. Box 29509-00100
238.	John Gachuhi Wanyoike	435	P.O. Box 2725-60200
239.	John Chege Macharia	632	P.O. Box 100871-00100
240.	John Gathuri Ndumia	424	P.O. Box 955-00300
241.	John Karanja Kuria	570	P.O. Box 7545-01100
242.	John Kenyanjui Mbugua	215	P.O. Box 1222-20100
243.	John Kinuthia Kinyagu	641	P.O. Box 304-10200
244.	John Macharia Gathari	442	P.O. Box 2350-00100
245.	John Muia Mulwa	317	P.O. Box 200-00100
246.	John Mbugua Kamau	704	P.O. Box 14815-00100
247.	John Muranga Ngure	648	P.O. Box 18017-00100
248.	John Ndolo Ndeto	710	P.O. Box 18197-00100
249.	John Njoroge Ikonya	257	P.O. Box 43499-00100
250.	John Njoroge Karori	188	P.O. Box 67-00100
251.	John W.O Agutu	501	P.O. Box 18833-00100
252.	Johnson Denge	506	P.O. Box 20695-00100
253.	Johnson K. Muthoka	301	P.O. Box 3896-00100
		50	P.O. Box 3333-00100



REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(No. 3 of 2012, section 108)

THE REGISTERED LAND ACT

(Chapter 300) (REPEALED)

Title Deed

Title Number KANYAMKAGO/KAWERE I/5510

Approximate Area ZERO DECIMAL SIX ZERO (0.60) HECTARE

Registry Map Sheet No. 52

This is to certify that BIMA SHEKA - META BHAI ID/28588083

P.O. BOX 79, SARE = =

= = =

= = =

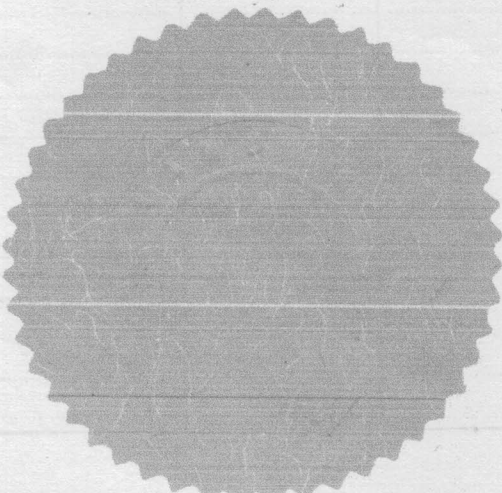
is (~~are~~) now registered as the absolute proprietor(s) of the land comprised in the above-mentioned title, subject to the entries in the register relating to the land and to such of the overriding interests set out in section 28 of the Land Registration Act (No. 3 of 2012) as may for the time being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

GIVEN under my hand and the seal of the

MIGORI District Land Registry

this 18TH day of JULY 20 18


Land Registrar



THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. KANYAMKALU/KAWEREI/5510

SEARCH NO.

On the 14TH day of JULY 2025 the following were the subsisting entries on the register of the above-mentioned title:

SUBDIVISION OF PLOT NO 4689

Part A - Property Section (easements, etc.)

Nature of title ABSOLUTE

Approximate area 0.60 HA (ZERO DECIMAL SIX ZERO)

Part B - Proprietorship Section

2. 18-7-018 BIMA SHELA-META BHAI
Name and address of proprietor

3. 18-7-018 TITLE DEED ISSUED
Prohibitions, cautions and restrictions

4. 17-1-019 RESTRICTION TITLE USED TO SECURE BOND AT MICTORI LAW CENTER
Part C - Encumbrances Section (leases, charges, etc.)
REF: CID/C/ERI/6/8/A/VOL
/26 OF 17/1/019

The following applications are pending:

- (a)
- (b)
- (c)
- (d)

The following certified copies are attached as requested:

- (a)
- (b)
- (c)
- (d)

Date 14TH day JULY 2025

Signed by the Registrar [Signature]
Name:

Seal


Signature: [Signature]

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

Date Received Presentation Book No. Official Fees Paid (KSh.)

APPLICATION FOR OFFICIAL SEARCH TITLE NO. KANUREI/5510

Date of Application	
Applicant	Name: <u>Burnt Shera</u> ID/Passport No.: PIN No.: Address: Telephone No.: E-mail Address (if any)
Purpose of Search	<u>CONFIRMATION</u>
Scope of Search	(a) particulars of the subsisting entries in the register of the above-mentioned title; or (b) particulars noted on: the Property Section/the Proprietorship Section/Encumbrances Section of the Register*. <i>*select as appropriate</i>
Copy of Documents Requested	Please supply a certified copy of each of the following:- (a) (b) (c) (d) <i>NB: There is a fee for each copy</i>
Signature of Applicant	
Search Application No.	
Time of Receipt	
Booking Officer	
Search Collected by	Name: ID/Passport No.: Signature: Date:

Notes:

- (1) Application to be submitted in triplicate.
- (2) Applicant to attach copy of original title document, unless exempted by Registrar.
- (3) Duplicate to be stamped and released to the Applicant.
- (4) Triplicate to be retained by the Land registry for its records.

TRAC



Kanyanlaga / Karver I / 5510.