

Approved for tabling in the House.

SWA  
11/5/2022



REPUBLIC OF KENYA  
THE NATIONAL ASSEMBLY

TWELFTH PARLIAMENT – SIXTH SESSION – 2022


DEPARTMENTAL COMMITTEE ON LANDS

REPORT ON-

(PUBLIC PETITION NO. 007 OF 2022)

BY RIVERBANK RESIDENTS HOUSING WELFARE GROUP REGARDING LAND  
ALLOCATION AND ISSUANCE OF TITLES IN RESPECT OF LR. 1150 IN EMBAKASI  
SUB-COUNTY, NAIROBI

DIRECTORATE OF DEPARTMENTAL COMMITTEES  
CLERK'S CHAMBERS  
PARLIAMENT BUILDINGS  
NAIROBI

MAY, 2022	
 THE NATIONAL ASSEMBLY	
DATE: 11 MAY 2022	
DAY: WEDNESDAY	
TABLED BY:	CHAIR, DC- LANDS
CLERK-AT THE TABLE:	HON. RACHEL NYAMAI, MP
	AHMED KHADI



10

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## **CHAIRPERSON'S FOREWORD**

On 9<sup>th</sup> February 2022, the Hon. Speaker conveyed to the House Public Petition No 007 of 2022 regarding the land allocation and issuance of title deeds in respect of LR. 1150 in Embakasi Sub County Nairobi. The Petition was submitted by Ephantus Njeru Kabici, Bernard Otieno Owan, Joseph Onyango Lucas, and Stephen Musawa on behalf of Riverbank Residents Housing Welfare Group.

While considering the Petition, the Committee heard from the Petitioners on 3<sup>rd</sup> March 2022. The Committee also heard from the ~~Cabinet Secretary, Ministry of Lands and Physical Planning~~, on Tuesday 22<sup>nd</sup> March 2022. The Committee also sought written submissions from the Nairobi City County Government but did not receive the same.

The Committee is thankful to the Speaker and the Clerk of the National Assembly for the logistical and technical support during its consideration of the Petition. The Committee is also grateful to the Petitioners and the Cabinet Secretary for Lands and Physical Planning for their valuable submissions to the Committee.

Under the provisions of Standing Order 227 and 199, it is my pleasant duty to table the Report of the Departmental Committee on Lands on its consideration of Public Petition No 07 of 2022 by Riverbank Residents Housing Welfare Group regarding the land allocation and issuance of title deeds in respect of LR. 1150 in Embakasi Sub County Nairobi.



**Hon. Dr. Rachael Kaki Nyamai, CBS, MP**  
**Chairperson, Departmental Committee on Lands**

## EXECUTIVE SUMMARY

This report responds to the prayers by Petitioners in Public Petition No. 007 of 2022 submitted by Riverbank Residents Housing Welfare Group regarding the land allocation and issuance of titles in respect of LR. 1150 in Embakasi Sub County Nairobi.

The Petitioners requested the National Assembly, through the Departmental Committee on Lands, to establish the status of ownership of parcels of land registered as LR. No 1150, No, 1811 and Block 10 in Embakasi East Constituency. They also asked the Committee to inquire into any irregular subdivision and allocation of land parcels and recommend revocation of such illegal land transactions.

The Petitioners also sought a recommendation that the Ministry of Lands & Physical Planning and the Nairobi City County Government immediately commence the validation process and facilitate the issuance of certificates of title and leases to the members of Riverbank Residents Housing Welfare Group living on LR. 11150 in Embakasi East Constituency.

Regarding the first prayer, the Committee observed that according to the submissions made by the Cabinet Secretary, Ministry of Lands and Physical Planning, LR. No 11150 is registered to the Nairobi Urban District Council (Nairobi City County), and LR No. 18111 was initially registered in the name of Sharjah Trading Co. Ltd, but it has since been subdivided and transferred to several other entities. In contrast, the Ministry holds no records regarding Riverbank Phase III (Block 10).

Regarding the second prayer, the Committee observed that it did not receive evidence indicating any irregular subdivision or allocation of the three parcels of land. The Committee further noted that the petitioners indicated that they reside on two parcels of land: LR 11150 and Block 10. The Committee found that LR. No. 1150 is still intact, and the Petitioners acknowledged that Block 10 is registered to the National Social Security Fund (NSSF).

On the third prayer, the Committee observed that although the then Nairobi City Commission intended to allocate portions of the land to the petitioners in 1985 the City Commission later cancelled the exercise. Therefore, the Committee concluded that the subject land was allocated to the Nairobi Urban District Council (now Nairobi City County) for sewerage disposal works. Therefore, it is currently not available for allocation.

However, the Committee observed that the Petitioners had occupied it for 24 years. Therefore, there is a need for the Nairobi City-County Government, and the Ministry of Lands and Physical Planning should consider settling the Petitioners on alternative land.

The Committee recommends that the Cabinet Secretary, Ministry of Lands and Physical Planning, in consultation with the Nairobi City County Government does, establish the claim of the Petitioners with a view to settling the Petitioners on alternative land in accordance with the Land Act, 2012 within six months of tabling of this Report.

## **1.0 PREFACE**

### **1.1 Mandate of the Committee**

1. The Departmental Committee on Lands is established under the provisions of Standing Order No. 216 (1) and (5) with the following terms of reference amongst others:

- (i) investigate, inquire into, and report on all matters relating to the mandate, management, activities, administration, operations, and estimates of the assigned Ministries and departments*
- (ii) study the programme and policy objectives of Ministries and departments and the effectiveness of the implementation.*
- (iii) make reports and recommendations to the House as often as possible, including the guidance of proposed legislation*
- (iv) Study and review all legislation referred to it*
- (v) study, access, and analyse the relative success of the Ministries and departments as measured by the results obtained compared with their stated objectives.*
- (vi) investigate and inquire into all matters relating to the assigned Ministries and departments as they deem necessary and referred to them by the House.*
- (vii) study and review all legislation referred to it.*

### **1.2 Committee subjects**

2. The Committee is mandated to consider the following subjects:

- a) Lands
- b) Settlement

### **1.3 Oversight**

3. The Committee oversees the Ministry of Lands and Physical Planning and the National Land Commission.

## 1.4 Committee Membership

### 4. The Committee membership comprises

#### **Chairperson**

Hon. Dr Rachael Nyamai, CBS, MP  
Kitui South Constituency

#### **Jubilee Party**

#### **Vice-Chairperson**

Hon. Mishi Mboko, MP  
Likoni Constituency

#### **Orange Democratic Movement (ODM)**

Hon. Benjamin Washiali, CBS, MP  
Mumias East Constituency

#### **Jubilee Party**

Hon Joshua Kutuny Serem, MP  
Cherangany Constituency

#### **Jubilee Party**

Hon. Omar Mwinyi, MP  
Changamwe Constituency

#### **Orange Democratic Movement (ODM)**

Hon. William Kisang, MP  
Maraket West Constituency

#### **Jubilee Party**

Hon. Ahmed Kolosh, MP  
Wajir West Constituency

#### **Jubilee Party**

Hon. Ali Mbogo, MP  
Kisauni Constituency

#### **Wiper Democratic Movement (WDM)**

Hon. Babu Owino, MP  
Embakasi East Constituency

#### **Orange Democratic Movement (ODM)**

Hon. Caleb Kipkemei Kositany, MP  
Soy Constituency

#### **Jubilee Party**

Hon George Aladwa, MP  
Makadara Constituency

#### **Orange Democratic Movement (ODM)**

Hon George Risa Sunkuyia, MP  
Kajiado West Constituency

#### **Jubilee Party**

Hon. John Muchiri Nyaga, MP  
Manyatta Constituency

#### **Jubilee Party**

Hon. Josphat Gichunge Kabeabea, MP  
Tigania East Constituency

#### **Party of National Unity (PNU)**

Hon. Lilian Tomitom, MP  
West Pokot County

#### **Jubilee Party**

Hon. Owen Yaa Baya, MP  
Kilifi North Constituency

#### **Orange Democratic Movement (ODM)**

Hon. Patrick Munene Ntwiga, MP  
Chuka/Igambangombe Constituency

#### **Jubilee Party**

Hon. Samuel Kinuthia Gachobe, MP  
Subukia Constituency

#### **Jubilee Party**

Hon. Teddy Mwambire, MP  
Ganze Constituency

#### **Orange Democratic Movement (ODM)**

## 1.5 Committee Secretariat

5. The Committee secretariat comprises:

**Lead Clerk**  
Mr. Leonard Machira  
**Senior Clerk Assistant**

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Mr. Ahmad Guliye  
**Clerk Assistant II**

Ms. Jemimah Waigwa  
**Legal Counsel I**

Mr. Collins Namulen  
**Fiscal Analyst III**

Ms. Maureen Kweyu  
**Audio Recording Officer**

Dr Kefa Omoti  
**Principal Researcher Officer**

Mr. Joseph Okongo  
**Media Relations Officer**

Ms. Peris Kaburi  
**Serjeant at Arms**

## 2.0 INTRODUCTION

6. On 9<sup>th</sup> February 2022, the Hon. Speaker conveyed to the House Public Petition No 007 of 2022 regarding the land allocation and issuance of title documents in respect of LR. 1150 in Embakasi Sub County Nairobi. The Petition was presented to the House by Ephantus Njeru Kabici, Bernard Otieno Owan, Joseph Onyango Lucas, and Stephen Musawa on behalf of Riverbank Residents Housing Welfare Group.
7. The Petitioners stated that they represent five hundred families comprising eight hundred persons residing in a parcel of land LR No. 1150, measuring approximately seven acres, in Embakasi East Sub County in Nairobi. They settled on the land in 1997 and remained there for the past 24 years.
8. The land in question comprises three phases, namely: Riverbank phase I (LR. No. 11150), Riverbank phase II (LR. No. 18111) and Riverbank phase III (LR. No. Block 10) was classified as a settlement scheme and surveyed around 2014 to 2015. The entire parcel of land is public land under the custody of the Nairobi City County Government. The Riverbank Residents Housing Welfare Society has unsuccessfully tried to secure allotment letters for the entire parcel of land on behalf of the residents to have it subdivided and allocated to the members.
9. Following the creation of the settlement, the World Bank has supported the construction of a sewerage system, toilets, street lighting, and freshwater supply to support the Government's initiative to improve the residents' quality of life.
10. In 2018, the hopes of the residents to realize the security of tenure and full economic potential of their land were rekindled when the Ministry of Lands and Physical Planning, in conjunction with the Nairobi City County Government, published a notice for issuance of certificates of titles and leases for the land. However, the exercise did not proceed as planned, making the residents vulnerable to being disinherited of their land by unscrupulous land grabbers.
11. The residents have severally submitted to the Ministry of Lands and Physical Planning and the Nairobi City County Government all the requisite documents for authentication and facilitation of the issuance of certificates of the lease. Still, the efforts have not yielded any satisfactory outcome. Any further delay in issuing certificates of lease and titles to the residents is likely to jeopardize their security of tenure over their land, hinder the full realization of its economic potential and risk rendering them squatters on their land.

12. The Petitioners prayed that the National Assembly, through the Departmental Committee on Lands:

- a. Inquire into the matters raised in the petition to establish the status of ownership of parcels of land registered as LR. No 1150, No, 1811 and Block 10 in Embakasi East Constituency.
- b. Inquire into any irregular subdivision and or allocation of the parcels of land listed above with a view to recommending revocation of such illegal land transactions to revert the said land to the settlement schemes.
- c. Recommend that the Ministry of Lands and Physical Planning and the Nairobi City County Government immediately commence the validation process and facilitate the issuance of certificates of title and leases to the members of Riverbank Residents Housing Welfare Group living on LR. 11150 in Embakasi East Constituency.
- d. Makes any other recommendations to ensure that the members of Riverbank Residents Housing Welfare Group obtain security of tenure and realize the full economic potential of their land.

### **3.0 SUBMISSIONS**

#### **3.1 Submissions by the Petitioners**

13. The Committee met the Petitioners' representatives on 3<sup>rd</sup> March 2022. During the meeting, the Petitioners informed the Committee as follows:
14. The Petitioners, comprising five hundred families, reside on two parcels of land: LR 11150 and Block 10 in Embakasi East Sub-County, measuring seven acres and Plot 10. The Petitioners also informed the Committee that the then area Member of Parliament, the late Hon David Mwenje, facilitated their settlement on the land in 1997. They have, since 1987 tried to secure allotment letters for the land to subdivide it among themselves in vain.
15. The Petitioners also claimed that the land in question is public land under the Nairobi City County Government. It was declared a settlement scheme in 2014. Subsequently, the Nairobi City County Government and the World Bank provided funding to establish a water project, street lighting and other sanitation facilities.
16. Following the publication of a notice regarding the issuance of title deeds within the County by the Ministry of Lands and Physical Planning in conjunction with the Nairobi City County Government in 2018. The Petitioners expected that they could be given title deeds for the land in question. However, the exercise did not occur. The Petitioners risked being disinherited from the land by unscrupulous individuals.
17. An agent for a company known as Martha representing Sterling Company Ltd approached them through the area chief and indicated that the said company held title deeds for LR. 18111. The agent claimed that the said titles overlap with part of LR. 11150. Efforts by the Petitioners to search LR. 18111 has been futile, with Ministry of Lands and Physical Planning officials claiming that the records for the said LR were not clear.
18. However, the Petitioners acknowledged that Block 10 is registered to the National Social Security Fund (NSSF). The Petitioners also reported that persons residing on the land negotiated with the Fund to settle the matter.
19. The Petitioners requested the Committee to inquire into the matter to establish the ownership status of LR. No. 11150, LR No. 18111 and Block 10 determine whether any irregular subdivision and or allocation affected the said three parcels had been undertaken to recommend that the land reverts to a public Settlement Scheme.

### **3.2 Submissions by the Cabinet Secretary Ministry of Lands and Physical Planning**

20. The Committee met the Cabinet Secretary, Ministry of Lands and Physical Planning, on 22<sup>nd</sup> March 2022. The Cabinet Secretary informed the Committee as follows:
21. Land parcel LR No. 18111, measuring 15.32 Ha was initially registered as I.R No. 68298 in the name of Sharjah Trading Co. Ltd on 31<sup>st</sup> January 1996 for a term of 99 years with effect from 31<sup>st</sup> January 1993. The land was transferred to Altnay Investment Ltd on 13<sup>th</sup> January 1997 and Sterling Development Ltd on 19<sup>th</sup> September 1997. The parcel has since been subdivided and transferred to several other entities.
22. The Ministry holds no records regarding Riverbank Phase III (Block 10).
23. LR No. 11150 measures approximately 7.00 acres and is registered as I.R No. 19151 in favour of Nairobi Urban District Council (Nairobi City County) on October 17, 1962, for 99 years with effect from May 12, 1958. The grant indicates the user was for sewerage disposal works.
24. In 1985, the then Nairobi City Commission intended to allocate portions of the land to the petitioners but later cancelled the intention.
25. On January 20, 2017, the National Land Commission issued an intention to acquire 0.0315 Ha of the land on behalf of the Kenya Urban Roads Authority (KURA) to construct the Kayole Spine Eastern Bypass Link Road
26. The Cabinet Secretary concluded that the subject land was allocated to the Nairobi Urban District Council (now Nairobi City County) for sewerage disposal works and therefore is not available for allocation.

#### **4.0 ISSUES FOR DETERMINATION AS PER THE PRAYERS IN THE PETITION**

- a. That the National Assembly inquiries into the matters raised in the Petition with a view to establishing the status of ownership of parcels of land registered as LR. No 1150, No, 1811 and Block 10 in Embakasi East Constituency**

27. Regarding this prayer, the Committee observed that the ownership status according to the submissions made by the Cabinet Secretary, Ministry of Lands and Physical Planning of the land is as follows:

28. **LR. No 11150:** The parcel of land, measuring approximately 7.00 acres, is registered as I.R No. 19151 in favour of Nairobi Urban District Council (Nairobi City County). The County Government holds a 99-year lease for the parcel of land with effect from 12th, 1958, for sewerage disposal works.

29. **LR No, 18111:** The parcel measuring 15.32 Ha was initially registered as I.R No. 68298 in the name of Sharjah Trading Co. Ltd on 31<sup>st</sup> January 1996 for a term of 99 years with effect from 31<sup>st</sup> January 1993. The land was transferred to Altnay Investment Ltd on 13<sup>th</sup> January 1997 and Sterling Development Ltd on 19<sup>th</sup> September 1997. The parcel has since been subdivided and transferred to several other entities.

30. **Block 10:** The Ministry holds no records regarding Riverbank Phase III (Block 10)

- a. Inquire into any irregular subdivision and or allocation of the parcels of land listed above with a view to recommending revocation of such illegal land transactions to revert the said land to the settlement schemes.**



31. Regarding this prayer, the Committee observed that it did not receive evidence indicating any irregular subdivision or allocation of the three parcels of land. The Committee further noted that the petitioners, both in the Petition and in their oral submissions, indicated that they reside on two parcels of land: LR 11150 and Block 10 in Embakasi East Sub-County, measuring seven acres and Plot 10.

32. The Committee also noted that the Petitioners acknowledged that Block 10 is registered to the National Social Security Fund (NSSF). The Petitioners also reported that persons residing on the land negotiated with the Fund to settle the matter amicably.

33. The Petitioners further submitted they settled on the land in question in 1997. The Committee observed that the land in question, LR 11150, was registered to Nairobi Urban District Council (Nairobi City County) in 1962. respective entities before the petitioners occupied it.
34. Additionally, the parcel of land was still intact, save for the intention issued by the National Land Commission to acquire 0.0315 Ha of the land on behalf of Kenya Urban Roads Authority (KURA) to construct the Kayole Spine Eastern Bypass Link Road.
- 
35. Further, the Cabinet Secretary submitted that LR No. 18111 was first registered to Sharjah Trading Co. Ltd on 31<sup>st</sup> January 1996, and it does not overlap with LR 11150, as claimed by the Petitioners. Therefore, the assertions made by the Petitioner regarding the illegal subdivision of LR. No. 18111 were not confirmed.
- a. **Recommend that the Ministry of Lands and Physical Planning and the Nairobi City County Government immediately commence the validation process and facilitate the issuance of certificates of title and leases to the members of Riverbank Residents Housing Welfare Group living on LR. 11150 in Embakasi East Constituency.**
36. According to the submissions made by the Cabinet Secretary, Ministry of Lands and Physical Planning, the then Nairobi City Commission intended to allocate portions of the land to the petitioners in 1985, but the Commission later cancelled the intention. It is further noted that the National Land Commission issued an intention to acquire 0.0315 Ha of the land on behalf of the Kenya Urban Roads Authority (KURA) to construct the Kayole Spine Eastern Bypass Link Road.
37. On record, there is evidence from the Cabinet Secretary Ministry of Lands and Physical Planning that the subject land was allocated to the Nairobi Urban District Council (now Nairobi City County) for sewerage disposal works. Therefore, it is currently not available for allocation. However, the Committee observed that the Petitioners having occupied the land for 24 years, there is a need for the Nairobi City-County Government to consider allocating them the land in case the initial user is cancelled, considering that the sewerage works have not commenced since 1962. Alternatively, the Ministry of Lands and Physical Planning should consider settling the Petitioners on alternative land.

## 5.0 COMMITTEE RECOMMENDATION

Under the provisions of Standing Order 227, the Committee recommends that the Cabinet Secretary, Ministry of Lands and Physical Planning in consultation with the Nairobi City County Government does, verify the Petitioners' claim with a view to settling them on alternative land in accordance with the Land Act, 2012 within six months of tabling of this Report.

Signed.......... Date..........

The Hon. Dr. Rachael Kaki Nyamai, CBS, MP

Chairperson, Departmental Committee on Lands

 <b>THE NATIONAL ASSEMBLY</b> PETITION	
<b>DATE: 11 MAY 2022</b>	
<b>DRY.</b>	
<b>TABLED BY:</b>	
<b>CLERK AT THE TABLE:</b>	





REPUBLIC OF KENYA  
KENYA NATIONAL ASSEMBLY  
TWELFTH PARLIAMENT


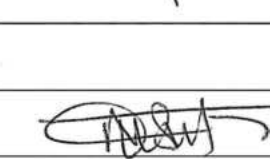
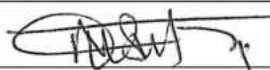
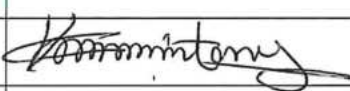
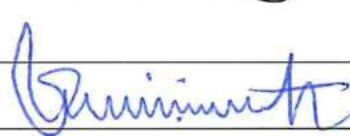



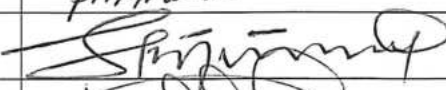
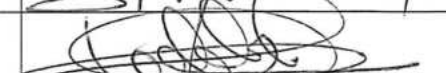
DEPARTMENTAL COMMITTEE ON LANDS

Adoption List

Public Petition 007 of 2021 BY Riverbank Residents Welfare Group regarding land allocation and issuance of Title Deeds in respect of LR No. 11150 in Embakasi, Nairobi

Date:

27/04/2022

	NAMES	SIGNATURE
1.	Hon. Dr. Rachael Nyamai, CBS, MP - <b>Chairperson</b>	
2.	Hon. Mishi Mboko, CBS, MP <b>V/Chairperson</b>	
3.	Hon. Benjamin Washiali, CBS MP	
4.	Hon. Joshua Kutuny Serem, MP	
5.	Hon. Omar Mwinyi Shimbwa, MP	
6.	Hon. William Kisang, MP	
7.	Hon. Ahmed Kolosh, MP	
8.	Hon. Ali Mbogo, MP	
9.	Hon. Babu Owino, MP	
10.	Hon. Caleb Kipkemei Kositany, MP	
11.	Hon. George Aladwa, MP	
12.	Hon. George Risa Sunkuyia, MP	
13.	Hon. John Muchiri Nyaga, MP	
14.	Hon. Josphat Gichunge Kabeabea, MP	
15.	Hon. Lilian Tomitom, MP	
16.	Hon. Owen Yaa Baya, MP	
17.	Hon. Patrick Munene Ntwiga MP	
18.	Hon. Samuel Kinuthia Gachobe, MP	
19.	Hon. Teddy Mwambire, MP	



**MINUTES OF THE 21<sup>ST</sup> SITTING OF THE DEPARTMENTAL COMMITTEE ON  
LANDS HELD ON WEDNESDAY 27<sup>TH</sup> APRIL 2022 AT ENGLISH POINT MARINA  
HOTEL MOMBASA AT 9:30 AM**

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**PRESENT**

- |  |                    |
|--|--------------------|
| 1. Hon. Dr. Rachael Nyamai, CBS, M.P   | - Chairperson      |
| 2. Hon. Mishi Mboko, CBS, M.P          | - Vice-Chairperson |
| 3. Hon. Omar Mwinyi Shimbwa, M.P       |                    |
| 4. Hon. Hon. Caleb Kositany, M.P       |                    |
| 5. Hon. George Risa Sunkuyia, M.P      |                    |
| 6. Hon. Josphat Gichunge Kabeabea, M.P |                    |
| 7. Hon. Owen Baya, MP                  |                    |
| 8. Hon. Patrick Munene Ntwiga, MP      |                    |
| 9. Hon. Samuel Kinuthia Gachobe, MP    |                    |
| 10. Hon. Teddy Mwambire, M.P           |                    |

**APOLOGIES**

1. Hon. Benjamin Washiali, CBS, M.P
2. Hon. Joshua Kutuny, MP
3. Hon. William Kisang, MP
4. Hon. Ali Mbogo, M.P
5. Hon. Ahmed Kolosh, MP
6. Hon. Babu Owino, MP
7. Hon. George Aladwa, M.P
8. Hon. John Muchiri Nyaga, MP
9. Hon. Lilian Tomitom, MP

**IN ATTENDANCE**

**THE NATIONAL ASSEMBLY SECRETARIAT**

- |                        |   |   |
|------------------------|---|---|
| 1. Mr. John Mutega     | - | Deputy Director Departmental Committees |
| 2. Mr. Leonard Machira | - | Senior Clerk Assistant                  |
| 3. Mr. Ahmad Guliye    | - | Second Clerk Assistant                  |
| 4. Ms. Jemima Waigwa   | - | Legal Counsel                           |
| 5. Mr. Collins Namulen | - | Fiscal Analyst III                      |
| 6. Ms. Maureen Kweyu   | - | Audio Officer                           |

**MIN. NO. NA/DC/LANDS/2022/091: PRELIMINARIES**

The meeting was called to order at twenty- minutes to ten o'clock with a word of prayer.

**MIN. NO. NA/DC/LANDS/2022/092: CONFIRMATION OF MINUTES**

The consideration of the item was deferred.

**MIN. NO. NA/DC/LANDS/2022/093: BRIEFING BY THE PARLIAMENTARY  
BUDGET OFFICE ON THE 2022/2023  
BUDGET ESTIMATES**

The Parliamentary Budget Office briefed the Committee on the 2022/2023 Budget Estimates of the Ministry of Lands & Physical Planning and the National Land Commission. The following salient issues were noted:

- I. A 23.6% increase in the recurrent expenditure of the Ministry with no corresponding output was noted.
- II. A 36.4% increase in the Development Planning and Land Reforms sub program was noted. There was no corresponding increase in the targeted output of the program.
- III. Digitization of Land Registries was slow compared to the uptake of the allocated budget against the timelines targeted for countrywide coverage.
- IV. Pending bills: The analysis of the pending bills as published in the Controller of Budget Reports as at 31<sup>st</sup> December 2021 shows the Ministry of Lands and Physical Planning had no pending bills. On the other hand, the National Land Commission had a pending bills amounting to Ksh. 606 million.
- V. Historical Land Injustices (HLI) cases: Land disputes and Conflict resolution sub-programme under the National Land Commission has a reduced recurrent expenditure allocation of ksh.166.06 million (-85.7%). This could affect the commission's objective of hearing and determining the approximately 2500 pending Historical Land Injustice (HLI) cases.

**MIN. NO. NA/DC/LANDS/2022/094: ADOPTION OF A REPORT ON PUBLIC  
PETITION NO. 004 OF 2021 BY HON.  
MICHAEL KINGI MP ON BEHALF OF  
MARAGIRI COMMUNITY LANDOWNERS  
REGARDING IRREGULAR EXTENSION OF  
GALANA RANCHING BOUNDARY**

The Committee considered the report on the above Petition and adopted it with the following recommendations having being proposed and seconded by Hon. Teddy Mwambire, MP and Hon. Patrick Munene, MP respectively. That:

- I. The Director of Survey, in collaboration with the ADC, County Government of Kilifi, the National Land Commission, and representatives of the local communities, including the Petitioners, undertake a repeat picking exercise to determine the boundary between Galana Kulalu Ranch, ADC 1 FR. 119/86 and Adu Kamale/ Adu Chamari adjudication sections within six months of the tabling of this report.
- II. The Ethics and Anti-Corruption Commission and the Directorate of Criminal Investigations expedite and conclude the ongoing investigations into the attempted illegal subdivisions and encroachment of Galana Kulalu Ranch, ADC 1 FR. 119/86 land with a view to prosecuting any persons found culpable.

**MIN. NO. NA/DC/LANDS/2022/095:      ADOPTION OF A REPORT ON PUBLIC PETITION NO 007 OF 2022 BY RIVERBANK RESIDENTS HOUSING WELFARE GROUP REGARDING THE LAND ALLOCATION AND ISSUANCE OF TITLE DEEDS IN RESPECT OF LR. 1150 IN EMBAKASI SUB COUNTY NAIROBI.**

The Committee considered the report on the above Petition and adopted it with the following recommendation having being proposed and seconded by Hon. Patrick Munene, MP and Hon. Omar Mwinyi, MP respectively. That:

The Cabinet Secretary, Ministry of Lands and Physical Planning, in consultation with the Nairobi City County Government does, establish the claim of the Petitioners with a view to settling the Petitioners on alternative land in accordance with the Land Act, 2012 within six months of tabling of the Report.

**MIN. NO. NA/DC/LANDS/2022/096:      ADJOURNMENT**

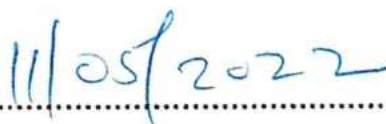
There being no other business to discuss, the meeting was adjourned at ten minutes past one o'clock. The next meeting will be held on Wednesday 27<sup>th</sup> April 2022 at 2:30 p.m.

Signature .....

  
**HON. DR. RACHAEL KAKI NYAMAI, CBS, M.P.**

**(Chairperson)**

Date.....



\_\_\_\_\_

\_\_\_\_\_

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Hon. Speaker  
You may approve.  
Wanyo Kimani  
8/2



**REPUBLIC OF KENYA**  
**THE NATIONAL ASSEMBLY (SIXTH SESSION)**

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**CONVEYANCE OF PUBLIC PETITION**

*(No. 07 of 2022)*

**REGARDING THE LAND ALLOCATION AND ISSUANCE OF  
TITLES IN RESPECT OF L.R. 11150 IN EMBAKASI SUB-  
COUNTY, NAIROBI**

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**Honourable Members,** Standing Order 225(2)(b) requires the Speaker to report to the House any petition, other than those presented by a Member. Further, Article 119 of the Constitution provides for the right of any person to petition Parliament to consider any matter within its authority, including petitioning the House to enact, amend or repeal any legislation.

**Honourable Members,** in this regard I wish to report to the House that my office has received a petition from various members of Riverbank Residents Housing Welfare Group of P.O. Box 72236 Nairobi calling for the *urgent issuance of certificates of titles and leases to members of the group living in land registered as L.R. No. 11150 in Embakasi Sub-County of Nairobi County.*

In their petition, **Honourable Members,** the petitioners aver that they were settled in the aforementioned land in Embakasi in 1997 following political skirmishes that had engulfed the area at the time. The said seven-acre parcel of land is now comprising of over 500 families. For over two decades, the petitioners have attempted, in vain, to secure allotment letters of the land as proof of ownership with a view to facilitating subdivisions among the residents.

## PUBLIC PETITION

### SEEKING INTERVENTION IN ALLOCATION AND ISSUANCE OF CERTIFICATES IN RESPECT OF L.R. NO. 11150 IN EMBAKASI SUB- COUNTY, NAIROBI

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4. **THAT**, since the year 1997, the *Welfare* has been tirelessly trying to secure allotment letters for the entire parcel of land as proof of ownership in trust on behalf of the residents with a view to facilitating sub-division to its members;
5. **THAT**, the area occupied by the residents was classified as a *Settlement Scheme* and surveyed around 2014/2015 to comprise of the following three Phases –
  - a. *Riverbank Phase I (L.R. No. 11150)*;
  - b. *Riverbank Phase II (L.R. No. 18111)*; and,
  - c. *Riverbank Phase III (Block 10)*;
6. **THAT**, the entire parcel of land that makes up the above Settlement Schemes is public land under the custodianship of the them Nairobi City Council and currently Nairobi City County Government;
7. **THAT**, after the survey, the residents hoped to be issued with Allotment Letters of Certificates of Lease but to date, this is yet to be accomplished, thereby making them vagrants on their own land;
8. **THAT**, following the creation of the settlement, the World Bank has supported construction of sewerage system, toilets, lighting, streets and fresh water supply in a support of the Government's initiative to improve the residents' quality of life in accordance with Article 43 of the Constitution;
9. **THAT**, in 2018, the residents' hope to finally have security of tenure and realize full economic potential of their land was rekindled when the Ministry of Lands and Physical Planning in conjunction with the Nairobi City County Government issued a published a Notice for issuance of certificates of title and leases;

## **PUBLIC PETITION**

### **SEEKING INTERVENTION IN ALLOCATION AND ISSUANCE OF CERTIFICATES IN RESPECT OF L.R. NO. 11150 IN EMBAKASI SUB- COUNTY, NAIROBI**

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- 10. THAT**, the exercise never took place as planned, hence making residents vulnerable to being disinherited of their land by unscrupulous land grabbers;
- 11. THAT**, the residents have severally submitted to the Ministry of Lands and the Nairobi City County Government all the requisite documents for authentication and to facilitate issuance of certificates of title and leases but their efforts are yet to yield satisfactory outcome;
- 12. THAT**, any further delay in issuance of certificates of title and leases to the residents is likely to jeopardize the residents' security of tenure over their land, hinder realization of its full economic potential and risks rendering the residents squatters on their land;
- 13. THAT**, the matter is not pending before any court of law, constitutional or legal body;

**THEREFORE**, your humble petitioners pray for intervention of the National Assembly as their last of resort in accordance with Article 95 of the Constitution to -

- (1) inquire into the matters raised in the Petition with a view to establishing the status of ownership of parcels of land registered as L.R. No. 11150, L.R. No. 18111 and Block 10) in Embakasi Sub-County;
- (2) inquire into any irregular sub-division and/or allocation of the parcels of land listed above with a view to recommending revocation of such illegal land transaction in order to revert the said land to the public Settlement Scheme;
- (3) recommend that the Ministry of Lands and the Nairobi City County Government immediately commences the process of validating and facilitates the issuance of certificates of titles and leases to members of *Riverbank Residents Housing Welfare Group*

## PUBLIC PETITION

### SEEKING INTERVENTION IN ALLOCATION AND ISSUANCE OF CERTIFICATES IN RESPECT OF L.R. NO. 11150 IN EMBAKASI SUB- COUNTY, NAIROBI

living on L.R. No. 11150 in Embakasi Sub-County in order to forestall any further inordinate delays;

- (4) make any other recommendations deemed fit in ensuring that members of *Riverbank Residents Housing Welfare Group* obtain security of tenure and realize full economic potential of their land.

And your **PETITIONER** will ever pray.

#### PRESENTED BY:

NAME	CONTACT	I/D NO.	SIGNATURE
Ephantus Njeru Kabici	Chairman, Riverbank Residents Housing Welfare Group P.O. Box 72236-00200, Nairobi	4248927	
Bernard Otieno Owang'	Secretary Riverbank Residents Housing Welfare Group P.O. Box 72236-00200, Nairobi  Tel. 0728427619	22831320	
Joseph Onyango Lucas	Treasurer Riverbank Residents Housing Welfare Group P.O. Box 72236-00200, Nairobi	6061126	
Stephen Musawa	Trustee River Bank Resident Housing Welfare Group . P.O. Box 72236-00200	11328178	



## REPUBLIC OF KENYA

### MINISTRY OF LANDS AND PHYSICAL PLANNING

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#### RESPONSES TO THE NATIONAL ASSEMBLY DEPARTMENTAL COMMITTEE ON LANDS

**Honourable Chair,**

Pursuant to a letter Ref. Ref: NA/DC/LANDS/2022/(021)) dated March 8, 2022, the Committee invited the Cabinet Secretary Ministry of Lands and Physical Planning to respond to the following:

1. Public Petition No. 080 of 2021 by residents of Haraka Settlement Scheme in Yatta and Masinga Constituency regarding alleged forceful eviction of squatters from Haraka Settlement Scheme
2. Public Petition No. 007 of 2022 by Riverbank Residents Housing Welfare Group regarding land allocation and issuance of title deeds in respect of L.R No. 11150 in Embakasi East Sub - County, Nairobi.

#### **Response**

**Honourable Chair,** I wish to respond as follows:

#### **1. PUBLIC PETITION NO. 080 OF 2021 BY RESIDENTS OF HARAKA SETTLEMENT SCHEME**

**Honourable Chair,** I wish to respond as follows:

#### **Background and Context**

Yatta Haraka Settlement Schemes as their name signify were hurriedly established to cater for displaced labourers and squatters. The settlement schemes commenced under the defunct Commissioner of Squatters in 1966 and continued under the Settlement Fund Trustees (SFT) programme in 1971. By this time, much of the land had been demarcated and majority of the plots allocated but not surveyed and registered.

The main challenges encountered during implementation of the settlement programme mainly included:

- i) Lack proper documentation
- ii) Double allocations
- iii) Infiltration of squatters causing conflict with legal allottees
- iv) Ownership disputes

### **Intervention measures**

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#### **Honourable Chair,**

Various methods were employed to solve the squatter problems in the Yatta Haraka settlement schemes in order to create a conducive environment for orderly settlement. Several committees have attempted to tackle the problems since 1971. However, none of them came up with adequate and comprehensive recommendations for solutions to the problems.

Notable is the report of the Provincial Commissioner, Eastern Province whose work began in 1989 and ended in 1992. The Provincial Commissioner provided a list of the plots and the proposed allottees per scheme. From the list of the proposed allottees, it was found that a total of 1848 original allottees retained their plots but 708 others were replaced by other <sup>Squatters</sup> squatters. In effect, this resulted in double allocation of 708 plots.

The Provincial Commissioner requested the Ministry to issue them with letters of allotment. He did not offer a solution for the 708 allottees who would be displaced. This proposal was therefore not implemented.

During the same period, a Ministerial Plots Committee (MPC) was set up by the then Ministry of Lands and Settlement and the Provincial Administration, Eastern Province to resolve the long-standing disputes between the allottees and squatters.

The Committee completed its work in 1994 and identified the following challenges in the documentation and titling process:

- i. Abandonment of land by allottees due to natural calamities
- ii. Invasion of abandoned plots by squatters
- iii. Double allocation
- iv. Deceased landowners and succession issues
- v. Boundary disputes
- vi. Conflict between allottees and squatters.

The Committee in its report (**annexure 1**) proposed the following approaches to resolve the settlement problems:

- i) To issue title deeds for the 1848 plots which are not disputed thereafter deal with the problems of the 708 double allocated plots
- ii) To have all the disputed plots shared among the disputants i.e allottees and squatters
- iii) Proceed with documentation (payments and transfers) to settlers as earlier allocated and deal with vacant plots separately
- iv) Proceed with documentation of legal allottees and old nominated squatters as recommended by the Provincial Commissioner
- v) Find alternative settlement for displaced allottees /nominees
- vi) Re-plan and reallocate resultant plots to accommodate all old settlers and new selectees by the Provincial Commissioner

In the end, the Committee recommended the re-planning option as the most suitable and viable option. The Committee however noted that the proposal would not be taken kindly by the allottees and squatters especially because it would reduce the size of the plots and interfere with their developments.

### **Ground verification**

#### **Honourable Chair,**

To implement the report of the Ministerial Plots Committee (MPC), the Ministry embarked on a ground verification exercise in 2011/2012 FY to establish the ground occupancy covering a total 2565 parcels. 746 disputed plots were identified as shown in the table below-

<b>Scheme No.</b>	<b>Scheme Name</b>	<b>Date Established</b>	<b>No. of Plots at Inception</b>	<b>Status</b>	<b>No. of Plots with recorded squatters problems</b>
442	Mamba	1969	326	Registered	48
435	Ndalani I	"	512	"	169
439	Ndalani II	"	502	"	98
438	Nzukini I	"	155	"	34
454	Nzukini II	"	543	"	128

Scheme No.	Scheme Name	Date Established	No. of Plots at Inception	Status	No. of Plots with recorded squatters problems
455	Nzukini III	”	263	”	83
456	Nzukini IV543	”	264	”	186
<b>TOTAL</b>			<b>2565</b>		<b>746</b>

Implementation of the report was however resisted by the local leadership and the squatters who championed allocation of the entire parcels occupied by squatters. They were against the proposed re-planning as it would reduce the size of their land. In the circumstances, the report has not also implemented.

**Honourable Chair,**

In view of the foregoing, the Ministry undertakes to engage the Ministry of Interior and Coordination of National Government, County Government of Machakos, National Land Commission and the local leadership with a view to set up a multi-agency team within the next 30 days to build consensus for titling of the parcels to proceed.

**Honourable Chair,**

The Ministry has not sanctioned any eviction of squatters from Haraka Settlement Scheme. We recommend that the specific cases be directed to the Ministry of Interior and Coordination of National Government for investigation.

## **2. PUBLIC PETITION NO. 007 OF 2022 BY RIVERBANK RESIDENTS HOUSING WELFARE GROUP**

**Honourable Chair,** I wish to respond as follows:

The petition states that the area occupied by the residents was classified as a settlement scheme and surveyed around the years 2014/2015 to comprise the following three phases:

- i) Riverbank Phase I (L.R No. 11150)
- ii) Riverbank Phase II (L.R No. 18111)
- iii) Riverbank Phase III (Block 10)

**Honourable Chair,**

Contrary to what is stated in the petition, according to our records, land parcel L.R No. 18111 measuring 15.32 Hectares was originally registered as I.R No. 68298 in the name of Sharjah Trading Company Limited on January 31, 1996 for a term of 99 years with effect from December 1, 1993. The parcel was transferred to Altay Investments Limited on January 13, 1997. It was further transferred to Sterling Developers Limited on September 19, 1997. The parcel has since been subdivided and transferred as shown in the copy of the title marked **annexure 2**.

Riverbank Phase III (Block 10) does not exist in our survey records.

L.R No. 11150 measures approximately 7.00 Acres and is registered as I.R No. 19151 in favour of Nairobi Urban District Council (Nairobi City County) on October 17, 1962 for a term of 99 years with effect from May 12, 1958. **Annexure 3** is a copy of the Memorandum of Registration of Transfer of Land (MRT), the Grant and Deed Plan No. 79213. The grant indicates that the user was for sewerage disposal works.

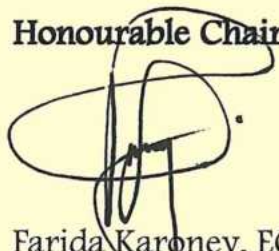
According to our records, in 1985, the then Nairobi City Commission allocated portions of the land to individuals but later withdrew the same. Copies of the letters withdrawing the allocations are marked **annexures 4**.

Our records indicate that the parcel L.R. No. 11150 is still intact and has not been subdivided as per Survey Plan F/R 98/30 (**annexure 5**).

On January 20, 2017, the National Land Commission issued an intention to acquire 0.0315 Hactares of the land on behalf of Kenya Urban Roads Authority for the construction of Kayole Spine Eastern Bypass Link Road. **Annexure 6** is a copy of the Gazette Notice.

From the foregoing the subject land was allocated to the Nairobi Urban District Council (now Nairobi City County) for sewerage disposal works and therefore is not available for allocation.

**Honourable Chair,** I submit.



Farida Karoney, EGH  
**CABINET SECRETARY**

**March 22, 2022**



ANNEXURE

9000

1290



REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT  
(Chapter 281)

GRANT: Number I.R. 68298

ANNUAL RENT: SHS.936,000/-

(REVISABLE)

TERM: 99 YEARS FROM 1.12.1993



KNOW-ALL MEN BY THESE PRESENTS that in consideration of the sum of Shillings four million  
two hundred and eighty thousand (Shs.4,680,000/-) by way of stand premium paid on or before the  
date of registration of this title the PRESIDENT OF THE REPUBLIC OF KENYA hereby GRANTS unto CHARJAN SENDING COMPANY  
a limited liability company having its registered office at MOMIASA

the grantee called "The Grantee"

ALL that piece of land situate in the city of Nairobi in the Nairobi  
District containing by measurement fifteen decimal three two (15.32)

acres or thereabouts that is to say I.R. No. 18111

which said piece of land with the dimensions abutments and boundaries thereof is delineated on the plan annexed  
regularly on Land Survey Plan Number 198031 deposited in the Survey Records

noty nine (99)

years from the

Day of December

One thousand nine hundred and

SUBJECT to (a) the payment in advance on the first day of January in each

annual rent of Shillings nine hundred and thirty six thousand (Shs.936,000/-) (REVISABLE) from 1.12.

the provisions of the Government Lands Act (Chapter 281) and (c) the following Special Conditions

DEPARTMENT OF LANDS  
DOCUMENT SCANNED

FORM 6 (Residential)

SPECIAL CONDITIONS

1. No buildings shall be erected on the land nor shall additions or external alterations be made to any building otherwise than in conformity with plans and specifications previously approved in writing by the Commissioner of Lands and the Local Authority. The Commissioner shall not give his approval unless he is satisfied that the proposals are such as to develop the land adequately and satisfactorily.
2. The Grantee shall within six calendar months of the actual registration of the Grant submit to the Local Authority and the Commissioner of Lands plans (including block plans showing the position of the buildings and a system of drainage for disposing of sewage surface and surface water) drawings elevations and specifications of the buildings the Grantee proposes to erect on the land and shall within 24 months of the actual registration of the Grant complete the erection of such buildings and the construction of the drainage system in conformity with such plans drawings elevations and specifications as amended (if such be the case) by the Commissioner PROVIDED that notwithstanding anything to the contrary contained in or implied by the Government Lands Act if default shall be made in the performance or observance of any of the requirements of this condition it shall be lawful for the Commissioner of Lands or any person authorized by him on behalf of the President to re-enter into and upon the land or any part thereof in the name of the whole and thereupon the term hereby created shall cease but without prejudice to any right of action or remedy of the President or the Commissioner of Lands in respect of any antecedent breach of any condition herein contained.
3. The Grantee shall maintain in good and substantial repair and condition all buildings at any time erected on the land.
4. Should the Grantee give notice in writing to the Commissioner of Lands that it is unable to complete the buildings within the period aforesaid the Commissioner of Lands shall (at the Grantee's expense) accept a surrender of the land comprised herein:
  - (i) Provided further that if such notice as aforesaid shall be given within 12 months of the actual registration of the Grant term the Commissioner of Lands shall refund to the Grantee 50 per centum of the premium paid in respect of the land, or
  - (ii) at any subsequent time prior to the expiration of the said building period the Commissioner of Lands shall refund to the Grantee 25 per centum of the said stand premium. In the event of notice being given after the expiration of the said building period no refund shall be made.
5. The land and the buildings shall only be used for Residential purposes.
6. The buildings shall not cover more than fifty per centum of the area of land or such lesser area as may be laid down by the Local Authority in its by-laws.
7. The land shall not be used for any purpose which the Commissioner of Lands considers to be dangerous or offensive.
8. The Grantee shall not subdivide the land, without the prior consent in writing of the Commissioner of Lands.
9. The Grantee shall not sell transfer or part with the possession of the land or any part thereof or any buildings thereon except with the prior consent in writing of the Commissioner of Lands on application for such consent (except in respect of a loan required for building purposes) Special Condition No. 2 has been performed.
10. The Grantee shall pay to the Commissioner of Lands on demand such sum as the Commissioner of Lands may estimate to be the proportionate cost of constructing all roads and drains and sewerage works adjoining the land and the proportionate cost for the supply of both the water and the electric power on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 14 days of demand) or be refunded the amount by which the actual proportionate cost exceeds or falls short of the amount paid as aforesaid.
11. The Grantee shall from time to time pay to the Commissioner of Lands on demand such proportion of the cost of maintaining all roads and drains serving or adjoining the land as the Commissioner may assess.
12. Should the Commissioner of Lands at any time require the said roads to be constructed to a higher standard the Grantee shall pay to the Commissioner on demand such proportion of such construction as the Commissioner may assess.
13. The Grantee shall pay such rates taxes charges duties assessments or outgoings of whatever description as may be imposed charged or assessed by any Government or Local Authority upon the land or the buildings erected thereon including any contribution or other sum paid by the President in lieu thereof.

14. The President or such person or authority as may be appointed for the purpose shall have the right to enter upon the land and lay and have access to water mains service pipes and drains telephone or telegraph wires and electric mains of all descriptions whether overhead or underground and the Grantee shall not erect any buildings in such a way as to cover or interfere with any existing alignments of main or service pipes or telephone or telegraph wires and electric mains.

15. The Commissioner of Lands reserves the right to revise the annual ground rent payable hereunder on the 1st January, 1989 and thereafter at the expiration of every ten years of the term. Such rental shall be at a rate to be determined by the Commissioner of Lands of the unimproved freehold value of the land as at 31st December, 1988 as assessed by the Commissioner of Lands or at the rate in force on the 31st December, 1988 whichever is the greater.

16. The Commissioner of Lands reserves the right to revise the annual ground rent payable hereunder at the expiration of every ten years of the term. Such rental shall be at a rate to be determined by the Commissioner of Lands of the unimproved value of the land as at the end of every tenth year of the term.

15. The Commissioner of Lands reserves the right to revise the annual ground rent payable hereunder on 31st December, 1996 and thereafter at the expiration of every ten years of the term.

IN WITNESS WHEREOF I WILSON GACANJA  
the Commissioner of Lands have by order of  
the President hereunto set my hand this  
30th day of January  
One thousand nine hundred and ninety six  
in the presence of:

REGISTRAR OF TITLES

AND TITLES REGISTERED - NAIROBI, KENYA  
REGISTRATION OF TITLES ACT

REGISTERED AS NO. 12. 68298/1

Periodic 31st January 1996

Time 10:00 Hrs. *Bule*

232

1/9/97

Transfer to Altay Investments Limited  
for Kshs. 30,000,000/-

238

13-1-97

*W. Gacanja*

Transfer to Sterling Developers  
limited

CPK (L)

For Kshs 30,000,000/-

3

1049

10/97

1047

Date of Registration 19-9-1997

18235/152  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Charge to Savineys and loan Kenya Limited  
For KSh 125,000,000

Registration No. 1049 Date of Registration 22-10-97

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Variation of Charge No. 4 above

104 R/R  
4/98  
5

Registration No. 104 Date of Registration 2-4-1998

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Certificate of Subdivision by Nairobi City Commission approving the Subdivision of the above mentioned Plot into Subplots 105 to 149, 280 to 328 and 475 only.

Registration No. 970 Date of Registration 20-7-1999

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of Charge and Variation of Charge Nos. 4 and 5 above in respect of 0.0207 Ha. LR. 18111/163.

Registration No. 971 Date of Registration 20-7-1999

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Certificate of Title 1R81021. Issued to Sterling Developers Limited under Section 70 of the Registration of Title Act (Cap 281) 0.0207 Ha. LR. 18111/163. Term 99 years from 1-12-1993. Annual Rent KShs. 1,970 (Revisable)

Registration No. 972 Date of Registration 20-7-1999

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of Nos. 4 and 5 above Charge and Variation of Charge above Nos. 4 and 5 above in respect of LR. 18111/257. 0.0180 Ha.

Registration No. 1164 Date of Registration 22-7-1999

10

Transfer to Montray Ventures Limited  
O. 0180 Ha. LR. 18111/257. Term 99 years  
from 1-12-1993. Annual Rent Kshs. 17800/-  
VIDE CT IR. 81045. For Kshs. 2,750,000/-  
Presentation No. 1165 22-7-1999

11

THE FOLLOWING INSTRUMENTS ARE REGISTERED AGAINST THE TITLE  
Partial Discharge of charge and Variation  
of Charge Nos. 4 and 5 above. In respect  
of L.R. 18111/258. O. 0187 Ha.  
Presentation No. 1166 22-7-1999

12

THE FOLLOWING INSTRUMENTS ARE REGISTERED AGAINST THE TITLE  
Transfer to Montray Ventures Limited  
O. 0187 Ha. LR. 18111/258. Term 99 years  
from 1-12-1993. Annual Rent Kshs. 17800/-  
VIDE CT IR. 81046. For Kshs. 2,750,000/-  
Presentation No. 1167 22-7-1999

13

THE FOLLOWING INSTRUMENTS ARE REGISTERED AGAINST THE TITLE  
Partial Discharge of charge and Variation  
of Charge Nos. 4 and 5 above. In respect  
of L.R. 18111/259. O. 0187 Ha.  
Presentation No. 1168 22-7-1999

14

THE FOLLOWING INSTRUMENTS ARE REGISTERED AGAINST THE TITLE  
Transfer to Rochester Holdings Limited.  
O. 0187 Ha. LR. 18111/259. Term 99 years from  
1-12-1993. Annual Rent Kshs. 17800/- For Kshs. 2,750,000/-  
VIDE CT. IR 81047.  
Presentation No. 1169 22-7-1999

15

THE FOLLOWING INSTRUMENTS ARE REGISTERED AGAINST THE TITLE  
Partial Discharge of charge and  
Variation of charge Nos. 4 and 5 above.  
In respect of O. 0180 Ha. LR. 18111/260.  
Presentation No. 1170 22-7-1999



16  
THE FOLLOWING INSTRUMENT WAS REGISTERED AGAINST THE TITLE  
Transfer to Rochester Holdings Limited.  
D. 0180 Ha. L.R. 18111/260. Term 99 years from  
1-12-1993. Annual Rent Kshs. 1730/- For Kshs. 3750,000/-  
VIDE C.T. IR 81048.

Presentation No. 1171 Date of Registration 22-7-1999 Registrar of Titles

THE FOLLOWING INSTRUMENT WAS REGISTERED AGAINST THE TITLE  
Partial Discharge of charge and Variation  
of charge Nos. 4 and 5 above. In respect  
of D. 0184 Ha. L.R. 18111/266.

17  
Presentation No. 1172 Date of Registration 22-7-1999 Registrar of Titles

THE FOLLOWING INSTRUMENT WAS REGISTERED AGAINST THE TITLE  
Transfer to Harakhchand Hemraj Gudka.  
D. 0184 Ha. L.R. 18111/266. Term 99 years from 1-12-1993. Annual Rent Kshs. 1780/- For Kshs. 650,000/-  
VIDE C.T. IR 81049.

Presentation No. 1173 Date of Registration 22-7-1999 Registrar of Titles

THE FOLLOWING INSTRUMENT WAS REGISTERED AGAINST THE TITLE  
Partial Discharge of charge and Variation  
of charge Nos. 4 and 5 above. In respect  
of D. 0184 L.R. 18111/267.

19  
Presentation No. 1174 Date of Registration 22-7-1999 Registrar of Titles

THE FOLLOWING INSTRUMENT WAS REGISTERED AGAINST THE TITLE  
Transfer to Harakhchand Hemraj Gudka.  
D. 0184 Ha. L.R. 18111/267. Term 99 years from  
1-12-1993. Annual Rent Kshs. 1780/- For Kshs. 2650,000/-  
VIDE C.T. IR 81050.

20  
Presentation No. 1175 Date of Registration 22-7-1999 Registrar of Titles

THE FOLLOWING INSTRUMENT WAS REGISTERED AGAINST THE TITLE  
Partial Discharge of charge and Variation  
of charge nos. 4 and 5 above. In respect  
of D. 0180 Ha. L.R. 18111/251.

21  
Presentation No. 1635 Date of Registration 30-7-1999 Registrar

22

Transfer to Esther Nyambura Kahuko.  
0.0180 Ha. LR 18111/251. Term 99 years from  
1-12-1993. Annual Rent KShs. 2020/- (Rev) for KShs 3,150,000/-  
VIDE C.T. IR 81097.

1636 30-7-1999  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

704-7

8/99

Partial Discharge of Charge and Variation  
of Charge No's 4 & 5 above in respect  
of 0.025 Ha LR 18111/285

861-3

8/99

Transfer to JOSEPH MUNYI NGANGU  
0.0215 Ha LR 18111/285. Term 99 years from 1-12-93.  
Annual Rent 2,210/- (Rev) for KShs 2,650,000/-  
VIDE C.T. IR 81221

24

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

25

Partial Discharge of Charge and Variation  
of Charge No's 4 & 5 above in respect of  
0.0187 Ha LR 18111/240

853-1074

8/99

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

26

Transfer to ROBERT OCHIENG NYANG'AYA and  
JULIE AKINYI NYANG'AYA 0.0187 Ha LR 18111/240 Term 99  
from 1-12-93. Annual Rent KShs 1,780/- (Rev) for KShs 2,150,000/-  
VIDE C.T. IR 81222

27

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge and  
of Charge No's 4 & 5 above in respect of  
LR 18111/212

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE



THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

28

Transfer to JOSEPH ALONSO RIVERA  
0.0180 Ha LR 18111/212. Term 99 yrs from 1-12-93.  
A/Rent \$1,730/- (REV) For LHA 2,700,000/-  
VIDE C.T. TR 81223

Presentation No. 862 Date of Registration 19-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

29

Partial Discharge of Charge and Variation  
of Charge No's 4 & 5 above. In respect of  
0.0180 Ha LR 18111/235

Presentation No. 865 Date of Registration 19-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

30

Transfer to ADRIAN ADON ESCRIBANA  
0.0180 Ha LR 18111/235. Term 99 years from  
1-12-1993. A/Rent \$1,730/- (REV) For LHA 2,700,000/-  
VIDE C.T. TR 81224

Presentation No. 866 Date of Registration 19-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

31

Partial Discharge of Charge and Variation  
of Charge No's 4 & 5 above. In respect of  
0.0180 Ha LR 18111/211

Presentation No. 868 Date of Registration 19-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

32

Transfer to BERNARD ALONSO RIVERA  
0.0180 Ha LR 18111/211. Term 99 yrs from 1-12-93  
A/Rent \$1,730/- (REV) For LHA 2,700,000/-  
VIDE C.T. TR 81225

Presentation No. 869 Date of Registration 19-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

33

Partial Discharge of Charge and Variation  
of Charge No's 4 & 5 above. In respect of  
0.0180 Ha LR 18111/207

Presentation No. 1061 Date of Registration 24-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

34

Transfer to RAJIV LAL RESHANILAN AND  
0.0180 Ha LR 18111/207. Term 99 yrs from 1-12-93  
A/Rent \$1,730/- (REV) For LHA 2,700,000/-  
VIDE C.T. TR 81232

Presentation No. 1062 Date of Registration 24-8-99

35. Partial Discharge of Charge and Variation of Charge No's 4 & 5 above. In respect of 0.018049 LR 18111/208

Presentation No. 1064 Date of Registration 24-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

36. Transfer to RASIKLAL KESHAVTI ANAND 0.018049 LR 18111/208. Term 99 yrs from 1-12-1993 A/Rent Rs 1,730/- (Rev) For Rs 2,700,000/- VIDE C.T. TR 81233

Presentation No. 1065 Date of Registration 24-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

37. Partial Discharge of Charge and Variation of Charge No's 4 & 5 above. In respect of 0.018049 LR 18111/216

Presentation No. 1067 Date of Registration 24-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

38. Transfer to MARTHA WAMULIND JOHN 0.018049 LR 18111/216. Term 99 yrs from 1-12-1993 A/Rent Rs 1,730/- (Rev) For Rs 2,700,000/- VIDE C.T. TR 81234

Presentation No. 1068 Date of Registration 24-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

39. Partial Discharge of Charge and Variation of Charge No's 4 & 5 above. In respect of 0.018749 LR 18111/218

Presentation No. 1070 Date of Registration 24-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

40. Transfer to JALISHAN HANSRAT DOOLA and PRAKASH HANSRAT DOOLA as tenants in common in equal shares 0.018749 LR 18111/218. Term 99 yrs from 1-12-93 A/Rent Rs 1,730/- (Rev) For Rs 2,550,000/- VIDE C.T. TR 81235

Presentation No. 1071 Date of Registration 24-8-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

41. Partial Discharge of Charge and Variation of Charge No's 4 & 5 above. In respect of 0.018049 LR 18111/219

Presentation No. 1073 Date of Registration 24-8-99

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

42

Transfer to JAIKISHAN HANSRAI 00011 and  
PRAKASH HANSRAI 00012 as tenants in common in  
equal shares 0.0180 Ha LR 1811/219. Term 99 years from  
1-12-93. Annual Rent Shs 1,730/- (less) For Rent 2,750,000/-  
VIO E.C.T. IR 81236

074

8/99

Presentation No. 1074 Date of Registration 24-8-99

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge and Variation  
of Charge No's 4 & 5 above. In respect of  
0.0180 Ha LR 1811/188

43

1201

1202

8/99

Presentation No. 1202 Date of Registration 26-8-99

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to AUGUSTINE KIRACE GIKHARWA  
0.0180 Ha LR 1811/188. Term 99 years from 1-12-1993  
Annual Rent Shs 1,730/- (less) For Rent 2,500,000/-  
VIO E.C.T. IR 81266

44

Presentation No. 1201 Date of Registration 26-8-99

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge and Variation  
of Charge No's 4 & 5 above. In respect of  
0.0180 Ha LR 1811/250

45

Presentation No. 1203 Date of Registration 26-8-99

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to RAYMOND ODERO ODERO  
0.0180 Ha LR 1811/250. Term 99 years from 1-12-93  
Annual Rent Shs 1,730/- (less) For Rent 2,750,000/-  
VIO E.C.T. IR 81267

46

Presentation No. 1204 Date of Registration 26-8-99

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge No. 4 above  
In respect of 0.0180 Ha LR 1811/256

2492

9/99

Presentation No. 222 Date of Registration 3-9-1999

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Edward Makalini  
Gathuku and Grace Makalini as joint tenants LR 1811/1  
Term 99 years from 1-12-93 0.0180 Ha. 256  
Annual Rent Shs 1,730/- (less) VIO E.C.T. IR 181328.

18

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THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge and  
Variation of Charge No's 4 & 5 above.  
In respect of 0.0184 Ha LR 1811/223

Registration No. 525 Date of Registration 9-9-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to RAMECK SUTS N.TIRUN  
0.0184 Ha LR 1811/223 Term 99 years from 1-12-1993  
Rent Rs 1,710/- (Rev) For Rs 3,100,000/-  
V.O.E.C.T. TR 81375

Registration No. 526 Date of Registration 9-9-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge and  
Variation of Charge No's 4 & 5 above  
in respect of 0.0184 Ha LR 1811/284

Registration No. 921 Date of Registration 17-9-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to ERODIA ARYANGO OMIAIRO  
0.0184 Ha LR 1811/284 Term 99 years from 1-12-1993  
Rent Rs 1,780/- (Rev) For Rs 3,100,000/-  
V.O.E.C.T. TR 81482

Registration No. 922 Date of Registration 17-9-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge and  
Variation of Charge No's 4 & 5 above  
in respect of 0.0180 Ha LR 1811/172

Registration No. 1124 Date of Registration 23-9-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to CELINA KATHARATH MURTHI  
0.0180 Ha LR 1811/172 Term 99 years from 1-12-93  
Rent Rs 1,730/- (Rev) For Rs 2,500,000/-  
V.O.E.C.T. TR 81519

Registration No. 1125 Date of Registration 23-9-99  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge and  
Variation of Charge No's 4 & 5 above  
in respect of 0.0180 Ha LR 1811/261

Registration No. 1127 Date of Registration 23-9-99

B23982224+



THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to CHARLES MILESON KUMISA  
O.0180 Ha LR 18111/191 Term 99 years from 1-12-1993  
Annual Rent 1,730/- (Rev) For LHA 13,150,000/-  
VIDE C.T. IR 824 86

Presentation No: 903 Date of Registration: 20-12-99

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge No 4  
above in respect of O.0180 Ha  
LR 18111/255

Presentation No: 1103 Date of Registration: 21-12-99

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to HE YWONG and AB SALOM  
O.0180 Ha LR 18111/255 Term 99 years from 1-12-93  
Annual Rent 1,730/- (Rev) For LHA 13,150,000/-  
VIDE C.T. IR 824 87

Presentation No: 1104 Date of Registration: 21-12-99

Registrar

Partial Discharge of Charge No. 4 above  
in respect of O.0180 ha LHA No. 18111/227

No. 1324 Date of Registration: 23-12-99



THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Nicholas Mwan Mukosi and  
Schetter Mwan O.0180 ha LHA No. 18111/227  
Term 99 years from 1-12-1993. Annual Rent 841,730/- (Rev)  
VIDE CENTRAL TITLE IR 82609

No. 1325 Date of Registration: 23-12-99

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial discharge of Charge No 4 above  
in respect of O.0180 Ha LR 18111/247

Presentation No: 277 Date of Registration: 17-1-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to JOSEPHINE WANGUI MACHIRI  
O.0180 Ha LR 18111/247 Term 99 years from  
1-12-1993 Annual Rent 1,780/- (Rev)  
VIDE C.T. IR 82691

Presentation No: 278 Date of Registration: 17-1-2000

Registrar

18 68778/180  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(77) Partial discharge of charge No 4  
above in respect of O.O.187/Hg  
LR 18111/248

Presentation No. 281 Date of Registration: 17-1-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(78) Transfer to DAVID KUMBU MUKHRI  
O.O.187/Hg LR 18111/248 Term 99 years from  
1-12-1993. Amount Rs 1,730/- (Rev)  
VIOE LR 82692

Presentation No. 282 Date of Registration: 17-1-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(79) Partial discharge No. 4 above  
in respect of O.O.188/Hg LR No 18111/195

(80) Presentation No. 501 Date of Registration: 25-1-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(80) Transfer to Ahmed Shabani Nade  
O.O.188/Hg LR No. 18111/195  
Term 99 years from 1-12-1993. Amount Rs 1,730/- (Rev)  
VIOE CERTIFICATE OF TITLE LR 82767

Presentation No. 502 Date of Registration: 25-1-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(81) Partial discharge of charge No 4  
above in respect of O.O.188/Hg  
LR 18111/180

(82) Presentation No. 253 Date of Registration: 8-2-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(82) Transfer to MATOYA MARORIA and  
RUTH KEMUNTO MATITA as joint tenants  
O.O.180/Hg LR 18111/180. Term 99 years from 1-12-93  
Amount Rs 1,730/-  
VIOE C.T. LR 82861

Presentation No. 254 Date of Registration: 8-2-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(83) Partial discharge of charge No 4  
above in respect of O.O.180/Hg  
LR 18111/242

Presentation No. 257 Date of Registration: 8-2-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to ELIZABETH OLWEYA  
Area 0.0180 Ha LR 18111/242  
Term 99 yrs from 1-12-93. Annual Rent 1730/-  
Vide C.T. IR 82862

Presentation No. 258 Date of Registration 3-2-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of charge No 4  
above in respect of 0.0180 Ha  
LR 18111/168

Presentation No. 653 Date of Registration 14-4-2000

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Joan Ogola Olali Ogola  
0.0180 Ha LR 18111/168  
Term 99 years from 1st December 1993  
Vide C.T. IR 83307

Presentation No. 654 Date of Registration 14-4-2000

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of charge No 4  
above in respect of 0.0187 Ha  
L.R. 18111/194

Presentation No. 189 Date of Registration 5-5-2000

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to John Kuria and Eunice  
Mbatia. Area 0.0187 Ha L.R. 18111/194  
Term 99 years from 1-12-1993  
Annual Rent 1,730/- (Revisable)  
Vide C.T. IR 83479

Presentation No. 190 Date of Registration 5-5-2000

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of charge No 4  
above in respect of 0.0170 Ha  
LR 18111/198

Presentation No. 712 Date of Registration 18-5-2000



IR 6699 / 167

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

90

Transfer to Pauline Chemo Kiprotich  
Area 0.0120 Ha L.R 18111/198  
Term 99 years from 1-12-1993 Annual Rent Shs 1620/-  
VIDE CERTIFICATE OF TITLE 1883571

Presentation No: 713 Date of Registration: 18-5-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

1221  
1233  
412/2000

Partial Discharge of Charge No 4  
above in respect of 0.070 Ha  
L.R 18111/205

Presentation No: 1221 Date of Registration: 28-6-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

92

Transfer to Mary AKinyi Obonyo  
Area 0.0170 Ha L.R 18111/205  
Term 99 years from 1-12-1993  
Annual Rent 1630/- Revisable  
VIDE LT IR 63899

Presentation No: 1222 Date of Registration: 28-6-2000

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

93

Partial Discharge of No 4 above

Presentation No: 479 Date of Registration: 11-7-2000

Registrar  
E.N. GICHEHA

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

94

Transfer to Nyawira Maria  
Area 0.0180 Ha L.R 18111/26  
Term 99 years from 11/12/1993 - Annual Rent Shs 1730/-  
VIDE CERTIFICATE OF TITLE 1283983

Presentation No: 480 Date of Registration: 11-7-2000

Registrar  
E.N. GICHEHA

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

95

Partial Discharge of No. 4  
above in respect of L.R 18111/215  
Area 0.0180 Ha

Presentation No: 774 Date of Registration: 21-7-2000

Registrar  
E.N. GICHEHA



(96)

88278/188

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Francis Mudany  
Oyamo and Patricia Naboli Oyamo as  
Joint tenants 0.0180 Ha Lr. 18111/215 Term 99 years  
from 1.12.1993 Annual rent shs 1730.00/- (Rev)  
Vide CI 12 84044  
975 21-7-2000

1294

1295

1296

7/2000

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No. 4 above  
In respect of Lr. 18111/253 Area  
0.0212 Ha

1094 28-7-2000

(98)

Transfer to Joseph Dominic Mwangi  
(as joint tenant) and Anne Wambui Mwangi  
For Kshs 2,700,000/- Area 0.0210 Ha  
Term 99 years from 1.12.1993 Annual Rent Kshs 2,1020.00/-  
Vide CI 12 84119  
1295 Date of registration: 28-7-2000

99

292

294

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296

7/2000

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No. 4  
above In respect of Lr. 18111/178  
Area 0.0207 Ha

Presentation No. 293 Date of registration: 4-8-2000

100

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Peninah Awino  
Duma 0.0207 Ha Lr. 18111/178 Term  
99 years from 1.12.1993 Annual Rent Kshs 1970.00/- (Rev)  
Vide CI 12 84164

Presentation No. 294 Date of registration: 4-8-2000

(101)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Charge to National Bank of  
Kenya Limited  
For Kshs 2,750,000/-

Presentation No. 296 Date of registration: 4-8-2000

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
(10) Partial discharge of No. 4 above  
In respect of LR. 18111/238  
Area 0.0180 Ha

Registration No. 569 Date of Registration 11-8-2000  
Owner: N. GICHEHA

(102) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Lacton Muriithi  
Nyoka 0.0180 Ha LR. 18111/238  
Term 99 years from 1.12.1999 Annual rent  
Ksh 1,730/- (Rev) vide CT in  
84252  
Registration No. 570 Date of Registration 11-8-2000  
Owner: N. GICHEHA

1098  
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1101  
8/2000  
103

(103) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No 4 Above

Registration No. 1078 Date of Registration 22-8-2000  
Owner: R. N. MULE

(104) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Caroline Wandimu Mwangi  
0.0180 Ha LR. 18111/238 Term 79 years from 11/2/1993  
Annual Rent Ksh 1780/- For Kshs 21000/-  
Vide Certificate of Title LR 91116  
Registration No. 1099 Date of Registration 22-8-2000  
Owner: R. N. MULE

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Charge to Housing Finance Company  
of Kenya Limited for Kshs 21000/-  
Registration No. 1106 Date of Registration 22-8-2000  
Owner: R. N. MULE

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No 4 above in respect of LR 18111/238  
Registration No. 463 Date of Registration 13-9-2000  
Owner: R. N. MULE

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THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Gerald Maseko Area 0.0180 Ha  
LE No. 18111/199 Term 99 yrs from 1-12-1993  
Annual Rent + Kolo 1,730/- (Rev) for Kolo 2,200,000/-  
VIDE CT 12 84542

*Bule*

Presentation No. 464 Date of Registration 13-5-2000 Registrar **E.N. MULE**

689  
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692  
11/2000

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No. 4 above  
In respect of LE 18111/224  
Area 0.0180 Ha

Presentation No. 689 Date of Registration 14-11-2000 Registrar **E.N. GICHEHA**

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Ester Naigial Ndungu  
0.0180 Ha LE 18111/224 Term 99 yrs from  
1-12-1993 Annual Rent + Kolo 1,730/- (Rev)  
for Kolo 2,200,000/- VIDE CT 12 84570

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11/2000

Presentation No. 690 Date of Registration 14-11-2000 Registrar  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No. 4 above  
In respect of LE 18111/223  
Area 0.0180 Ha

Presentation No. 693 Date of Registration 14-11-2000 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Beatrice Nambuye  
wafu 0.0180 Ha Term 99 yrs from  
1-12-1993 Annual Rent + Kolo 1,730/- (Rev)  
for Kolo 3,150,000/- VIDE CT 12 84571

110

Presentation No. 694 Date of Registration 14-11-2000 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No. 4 above  
In respect of LE No. 18111/224  
Area 0.0180 Ha

111

Presentation No. 1125 Date of Registration 28-11-2000 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Rose Mbulwa Kimer  
Liseo. 0.0180 Ha. Ue No 18111/204  
Term 29 yrs from 1-12-1993.  
VINE CT 12 85022

Presentation No. 1476

28-11-2000 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

partial discharge of No. 4 above.  
In respect of Ue No. 18111/173 Area  
0.0207 Ha.

113

378

37

Presentation No. 398 Date of Registration: 11-12-2000

400

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Susan Nyamoi wa ng'ab  
482 d Smokin Charles Wanjala w/oit beat  
1410 0.0207 Ha. Ue 18111/173. Term 29 yrs from 1-12-93.  
VINE CT 12 85111

Presentation No. 399 Date of Registration: 11-12-2000 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

partial discharge of No. 4 above.  
In respect of Ue No. 18111/228.  
Area 0.0180 Ha.

617

12/

Presentation No. 615 Date of Registration: 15-12-2000 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Magdalena W. Wanjara  
Area 0.0180 Ha. Area Ue 18111/228. Term 29 yrs  
116 from 1-12-1993.  
VINE CT 12 85112

Presentation No. 616 Date of Registration: 15-12-2000 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

partial discharge of No. 4  
above. In respect of Ue No. 18111/269  
Area 0.0229 Ha.

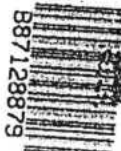
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12/

Presentation No. 932 Date of Registration: 21-12-2000 Registrar



18 6278/120  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Thomas Achieng' Omulo. Area  
0.0229 Ha. LR 1811/269. Term 99 yrs from  
1-12-1993.  
VIDE CI 12 85243

118  
Presentation No. 933 Date of Registration 21-12-2000 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No 4 above  
in respect of L.R 1811/280. Area 0.0320 Ha.

730 (114)  
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Presentation No. 730 Date of Registration 31-01-2001 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Athanas Mwonga N24 Ki  
Area 0.0320 Ha. L.R 1811/280 Term 99 years  
from 1-12-1993, Annual Rent 3070/- Rev  
VIDE CI 85403

120  
Presentation No. 731 Date of Registration 31-01-2001 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No. 4  
above in respect of L.R NO.  
1811/244. Area 0.0180 Ha.

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124

TRANSFER TO MUSA QATI MAGAGE  
Area: 0.0180 Ha LR 1811/232 - Term 99 yrs from  
1-12-1993. Annual Rent Rs 1,730/- (Rev)  
VIDE CT IR 85912

442 Date of Registration 11-4-2001

M

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
partial Discharge of No. 4 above  
in respect of LR NO. 1811/225  
Area 0.0187 Ha

125

444 Date of Registration 11-4-2001

M

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to David Roman Mureithi  
Area: 0.0187 Ha LR 1811/225 - Term 99 yrs  
from 1-12-1993. Annual Rent Rs 1,730/- (Rev)  
VIDE CT IR 85913

126

445 Date of Registration 11-4-2001

M

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

127

Partial Discharge of No 4 above  
in respect of LR 1811/196  
Area: 0.0180 Ha

Presentation No. 910 Date of Registration 25-4-2001 Registrar of Titles R.N. MULE

Rule

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

128

Transfer to CONART LIMITED  
Area: 0.0180 Ha LR 1811/196 - Term 99 yrs  
from 1-12-1993. Annual Rent Rs 1,730/- (Rev)  
VIDE C.T. IR 85954

Presentation No. 911 Date of Registration 25-4-2001 Registrar of Titles R.N. MULE

Rule

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

129

Partial Discharge of No 4 above  
in respect of LR 1811/197  
Area: 0.0170 Ha

Presentation No. 912 Date of Registration 25-4-2001 Registrar of Titles R.N. MULE

Rule



THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

130

Transfer to CONRAY LIMITED  
Area: 0.0170 Hq LL 18111/197. Term 99 yrs  
from 1-12-1993. A.M. & KMS 16307 (Rev)  
Vide C.T. TR 85955

Presentation No. 913 Date of Registration 25-4-2001

Register of Titles

R.N. MULE

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

131

Partial discharge of no 4 above  
in respect of LL 18111/274  
Area: 0.0229 Hq

Presentation No. 914 Date of Registration 25-4-2001

Register of Titles

R.N. MULE

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

132

Transfer to ORCAS MANGARI Mwangi  
Area: 0.0229 Hq LL 18111/274. Term 99 yrs  
from 1-12-1993. A.M. & KMS 22107 (Rev)  
Vide C.T. TR 85956

Presentation No. 915 Date of Registration 25-4-2001

Register of Titles

R.N. MULE

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

133

Partial discharge of no 4 above  
in respect of LL 18111/162  
Area: 0.0207 Hq

Presentation No. 1004 Date of Registration 26-4-2001

Register of Titles

R.N. MULE

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

134

Transfer to PAUL RUTHE Mwangi  
and BEATRICE Mwangi as joint tenants  
Area: 0.0207 Hq LL 18111/162. Term 99 yrs from  
1-12-93. A.M. & KMS 19707 (Rev)  
Vide C.T. TR 85995

Presentation No. 1005 Date of Registration 26-4-2001

Register of Titles

R.N. MULE

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

135

Partial discharge of no 4 above  
in respect of LL 18111/203  
Area: 0.0180 Hq

Presentation No. 210 Date of Registration 7-5-2001

Register of Titles

R.N. MULE

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to CLIVE MATHSON 0-018044  
LR 1811/203 Term 99 years from 1-12-1993  
Affordance 1.730/- (Rev)  
Vide C.T. IR 86035

Registration No. 211 Date of Registration 7-5-2001 Registrar of Titles  
R. N. MULLER

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above  
in respect of LR 1811/184  
Area: 0.0207 Ha

Registration No. 306 Date of Registration 9-5-2001 Registrar of Titles  
R. N. MULLER

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to ALLOYS 20140  
RTI No LR 1811/184 Term 99 years from 1-12-1993  
Affordance 1.970/- (Rev)  
Vide C.T. IR 86036

Registration No. 307 Date of Registration 9-5-2001 Registrar of Titles  
R. N. MULLER

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above  
in respect of LR 1811/252  
Area: 0.018044 Ha

Registration No. 79 Date of Registration 5-6-2001 Registrar of Titles

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to ESTHER EZRON  
LR 1811/252 Term 99 years from 1-12-1993  
Affordance 1.730/- (Rev)  
Vide C.T. IR 86295

Registration No. 80 Date of Registration 5-6-2001 Registrar of Titles



88297/18

141

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above  
Interest of LR 1811/200  
Area: 0.0180 Ha

Presentation No. 82 Date of Registration 5-6-2007

*Dule*  
R.N. MULE (15)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to NATILDA 5127  
LR 1811/200. Term 99 yrs from 1-12-1993  
Area: 1.7302 (Ac)  
MOE C.T. TR 86296

142

Presentation No. 83 Date of Registration 5-6-2007

Partial Discharge of No 4

*Dule*  
R.N. MULE (15)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Above Interest of LR 1811/210  
Area 0.0187 Ha

143

Presentation No. 1084 Date of Registration 26-6-2007

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to CECILIA LEOPOLD  
LR 1811/210 Term 99 yrs from 1-12-1993  
Area: 1.7802 (Ac)  
MOE C.T. TR 86344

144

Presentation No. 1085 Date of Registration 26-6-2007

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above  
Interest of LR 1811/222 Area:  
0.0170 Ha

145

Presentation No. 1087 Date of Registration 26-6-2007

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to WILLIAM KANAK KANAK  
LR 1811/222. Term 99 yrs from 1-12-1993  
Area: 1.7802 (Ac)  
MOE C.T. TR 86345

146

Presentation No. 1088 Date of Registration 26-6-2007

*Dule*  
R.N. MULE (15)

*Dule*  
R.N. MULE (15)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above  
in respect of LR 18111/236  
Area: 0.0180 Ha

Registration No. 1090 Date of Registration 28-6-2007

R. N. MULE 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to NGEN TURETO  
LR 18111/236. Term 99 yrs from 1-12-1993  
Area: 1.780 Ha (Net)  
VIDE C.T. LR 86346

Registration No. 1091 Date of Registration 28-6-2007

R. N. MULE 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above  
in respect of LR 18111/276  
Area: 0.0184 Ha

Registration No. 408 Date of Registration 10-7-2007

R. N. MULE 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to SAMUEL STANLEY  
Admiral LR 18111/276. Term 99 yrs  
from 1-12-1993. Area: 1.780 Ha (Net)  
VIDE C.T. LR 86446

Registration No. 409 Date of Registration 10-7-2007

R. N. MULE 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above  
in respect of LR 18111/241  
Area: 0.0180 Ha

Registration No. 1037 Date of Registration 28-7-2007

R. N. MULE 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to POLICENT ACHENG  
Admiral LR 18111/241. Term 99 yrs from  
1-12-1993. Area: 1.780 Ha (Net)  
VIDE C.T. LR 86536

Registration No. 1038 Date of Registration 28-7-2007

R. N. MULE 015

408  
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7/2007

151

152



95827/176

153

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above  
landplot of LR 18111/283  
area 0.0184 Ha

*Boile*

Presentation No. 1039 Date of Registration 26-7-2001 Registrar of Titles R.N. MULE (015)

154

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to JAMES MUMZIA  
of LR 18111/283 Term 99 years from  
1-12-1993 Annual Rent Ksh 1780/-  
vide C.T. IR 86537

*Boile*

Presentation No. 1040 Date of Registration 26-7-2001 Registrar of Titles R.N. MULE (015)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No. 4 above in respect of LR 18111/278  
Area 0.0184 ha.

*Boile*

Presentation No. 1072 Date of Registration 26-7-2001 Registrar of Titles R.N. MULE (015)

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073  
1072

156

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Gladys Isaac Mw Karuku LR 18111/278  
Term 99 yrs from 1-12-1993. Annual Rent 1780/- Rev.  
Vide C.T. IR No. 86596 for Ksh. 2650,000

*Boile*

Presentation No. 1073 Date of Registration 26-7-2001 Registrar of Titles R.N. MULE (015)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Charge to Savings and Loan (K) Limited  
for Ksh 1,000,000

*Boile*

Presentation No. 1045 Date of Registration 26-7-2001 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Cancel for base estate (being  
a discharged interest pursuant to  
the agreement dated 28/12/2000 in respect of  
LR 18111/364 being the No 123 C of title attached  
affidavit

Presentation No. 755 Date of Registration 16-8-2001 Registrar of Titles

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above in respect of  
LR 18111/282 0.0184 Ha

*Boile*

Presentation No. 1003 Date of Registration 26-9-2001 Registrar of Titles R.N. MULE (015)

157

1003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

158  
Transfer to MLLICENT OTIENO  
ORIGINAL 18111/282 Term 99 yrs for 1-12-1993  
At Rent Rs 1,780/- (Rev)  
VIDE C.T. 12 87119

Presentation No. 1004 Date of Registration 26-9-2001

R. N. MULE (15)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

159  
Partial Discharge of No 4 above in respect  
of LR 18111/169 0.0267 Hq

Presentation No. 421 Date of Registration 9-10-2001

R. N. MULE (15)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

160  
Transfer to ELIJAH ARAD BII and JULIE  
JEDOTICH BII as joint tenants 18111/169  
Term 99 yrs for 12-1-1993. At Rent 1730/-  
VIDE C.T. 12 87137

Presentation No. 422 Date of Registration 9-10-2001

R. N. MULE (15)

1323

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10/10/2001

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No 4 above  
in respect of LR No 18111/231

Presentation No. 1323 Date of Registration 31-10-2001

R. N. MULE (15)

462  
Transfer to Oyiengo Muhonja Oyiengo

Presentation No. .... Date of Registration: .....

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

162  
Transfer to Oyiengo John Kilemba and  
Jacqueline Muhonja Oyiengo as tenants in common in equal  
shares LR 18111/231 Area 0.0180 Hq Term 99 years  
for 1-12-1993 At Rent 1,730/- (Rev)  
VIDE C.T. 12 87367

Presentation No. 1324 Date of Registration 31-10-2001

R. N. MULE (15)

887128914

163

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No 4 above  
in respect of CR 1811/153  
Ares: 0.0207 Ha

Presentation No. 539 Date of Registration 13-12-2001

*Dule*  
Registrar  
R.N. MULE (13)

164

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to HELEN MULL N. S. NGA and  
LILIAN MATINDI MULL as joint tenants  
CR 1811/153 Term 99 years from 1-12-1993  
A Res 1.540 Ha (Rev)  
VOECIT IR 87656

Presentation No. 540 Date of Registration 13-12-2001

*Dule*  
Registrar  
R.N. MULE (13)

165

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No 4 above  
in respect of CR 1811/239  
Ares: 0.6170 Ha

Presentation No. 542 Date of Registration 13-12-2001

*Dule*  
Registrar  
R.N. MULE (13)

166

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to ROBERT OLIVER MATEU  
CR 1811/239 Term 99 years from 1-12-1993  
A Res 1.630 Ha (Rev)  
VOECIT IR 87657

Presentation No. 543 Date of Registration 13-12-2001

*Dule*  
Registrar  
R.N. MULE (13)

167

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No 4  
above in respect of CR 1811/113  
Ares 0.0180 Ha

Presentation No. 518 Date of Registration 15-2-2002

*Dule*  
Registrar of Titles  
R.N. MULE (15)

168

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Mary Wangui Karuki  
Ares 0.0180 Ha CR 1811/113 Term 99 years from  
1-12-1993 A Res 1.730 Ha (Rev)  
VOECIT IR 88063

Presentation No. 519 Date of Registration 15-2-2002

*Dule*  
Registrar of Titles  
R.N. MULE (15)

770  
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2/02

THE FOLLOWING INSTRUMENT

REGISTERED AGAINST THE TITLE

(169) Partial Discharge of No 4 above  
in respect of Area 0.0180 Ha  
LR 18111/119

Presentation No. 770

Date of Registration

22-2-2002

Registrar of Titles

R.N. MULE (15)

THE FOLLOWING INSTRUMENT

REGISTERED AGAINST THE TITLE

(170) Transfer to George G.N. Otiemo  
Area 0.0180 Ha LR 18111/119 Term 99 years  
per 1-12-1993 A/Ret 1885 1730k  
VOE CITR 88125

Presentation No. 771

Date of Registration

22-2-2002

Registrar of Titles

R.N. MULE (16)

THE FOLLOWING INSTRUMENT

REGISTERED AGAINST THE TITLE

(171) Partial Discharge of No 4 above  
in respect of Area 0.0180 Ha  
LR 18111/39

Presentation No. 803

Date of Registration

22-2-2002

Registrar of Titles

R.N. MULE (17)

THE FOLLOWING INSTRUMENT

REGISTERED AGAINST THE TITLE

(172) Transfer to Matthews Mderi Mclunga and  
Mary Wanjira Mderi as Joint Tenants Area  
0.0180 Ha LR 18111/39 Term 99 years per 1-12-1993 A/Ret  
1885 1730k Rev VOE CITR 88126

Presentation No. 804

Date of Registration

22-2-2002

Registrar of Titles

R.N. MULE (18)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(173) Partial Discharge of No 4 above  
in respect of 0.0207 Ha LR 18111/185

Presentation No. 509

Date of Registration

13-3-2002

R.N. MULE (19)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(174) Partial Discharge of No 4 above  
in respect of 0.0180 Ha LR 18111/44

Presentation No. 510

Date of Registration

13-3-2002

R.N. MULE (20)



181

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
*Partial Discharge of no 4 above*  
*respect of LR 1811/135*  
*Area: 0.018714*

Presentation No. 875 Date of Registration 21-3-2002

*Bule*  
Registrar

R.N. MULE (15)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

*transfer to OPIEL MURILLI CITALHO and*  
*FAIM MAMBU as joint tenants 0.018714*  
*LR 1811/135. Term 99 years from 1-12-1993.*  
*Area: 1.8257 (Rev)*  
*NOE C.T. LR 88305*

Presentation No. 876 Date of Registration 21-3-2002

*Bule*  
Registrar

R.N. MULE (15)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

*Partial Discharge of no 4 above*  
*respect of LR 1811/43*  
*Area: 0.018014*

Presentation No. 878 Date of Registration 21-3-2002

*Bule*  
Registrar

R.N. MULE (15)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

*transfer to TOM KENNY 0.018014*  
*LR 1811/43. Term 99 years from 1-12-1993*  
*Area: 1.7307 (Rev)*  
*NOE C.T. LR 88306*

Presentation No. 879 Date of Registration 21-3-2002

*Bule*  
Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

*Partial Discharge of no 4 above*  
*respect of LR 1811/249*  
*Area: 0.018714*

Presentation No. 882 Date of Registration 21-3-2002

*Bule*  
Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

*transfer to Mrs NYABWE 0.018714*  
*LR 1811/249. Term 99 years from 1-12-1993*  
*Area: 1.7307 (Rev)*  
*NOE C.T. LR 88307*

Presentation No. 883 Date of Registration 21-3-2002

*Bule*  
Registrar



182

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187

Partial Discharge of No 4 above  
in respect of LR 1811/187  
Area: 0.0130 Ha

Presentation No. 466 Date of Registration 14-5-2002 R.N. MULE (013)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to AUGUSTINE MARIE GICHANGA  
0.0130 Ha LR 1811/187 Term 99 years from  
1-12-1993. Agreed Kshs 1,730/- (Rev)  
VOE C.T. TR 88655

188

Presentation No. 467 Date of Registration 14-5-2002 R.N. MULE (013)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

189

Partial Discharge of No 4 above  
in respect of LR 1811/221  
Area: 0.0170 Ha

Presentation No. 469 Date of Registration 14-5-2002 R.N. MULE (013)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

190

Transfer to WILLIAM KIMANI KARIUKI  
0.0170 Ha LR 1811/221 Term 99 years from  
1-12-1993. Agreed Kshs 1,630/- (Rev)  
VOE C.T. TR 88656

Presentation No. 470 Date of Registration 14-5-2002 R.N. MULE (013)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

191

Partial Discharge of No 4 above  
in respect of LR 1811/265  
Area: 0.0134 Ha

Presentation No. 262 Date of Registration 6-6-2002 R.N. MULE (013)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

192

Transfer to ISACK MARIOGE MALWA  
0.0134 Ha LR 1811/265 Term 99 years from  
1-12-1993. Agreed Kshs 1,780/- (Rev)  
VOE C.T. TR 88815

Presentation No. 263 Date of Registration 6-6-2002 R.N. MULE (013)

R.N. MULE (013)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

193 Partial discharge of no 4 above  
in respect of LL 1811/232  
Grant O. 018049

Presentation No. 265 Date of Registration 6-6-2002

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

194 Transfer to ALEXANDER KALUWA NAWIA  
and ROSE MUMALI KALUWA  
O. 018049 LL 1811/232 Term 99 years from 1-12-1993  
Area 1730/2 (Rev)  
VOC C.T. 22 88816

Presentation No. 266 Date of Registration 6-6-2002

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

195 Partial discharge of no 4 above  
in respect of LL 1811/132  
Grant O. 018049

Presentation No. 268 Date of Registration 6-6-2002

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

196 Transfer to RICHARD MUTHUMIMO and  
MARTIN WAKWINGTOR OCHO O. 018049 LL 1811/132  
Term 99 years from 1-12-1993. Area 1730/2 (Rev)  
VOC C.T. 22 88817

Presentation No. 269 Date of Registration 6-6-2002

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

197 Partial discharge of no 4 above  
in respect of LL 1811/271  
Grant O. 018449

Presentation No. 271 Date of Registration 6-6-2002

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

198 Transfer to CLAUDE ANSA ENVOE  
O. 018449 LL 1811/271. Term 99 years from  
1-12-1993. Area 1780/2 (Rev)  
VOC C.T. 22 88818

Presentation No. 272 Date of Registration 6-6-2002

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No  
4 above in respect of LR  
No 18111/125 Area 0.0180 Ha

Prescription No. 1095 Date of Registration 21-6-2002 Registrar of Titles

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Oluor George Onywen and  
Emily Onoleje Oluch as Joint Tenants  
Area 0.0180 Ha LR 18111/125 Term 99 yrs from 1-12-1993

Plant 1730k (Rev) VIDE C/T  
IR 88935

Prescription No. 1096 Date of Registration 21-6-2002 Registrar of Titles

J. M. THUITA

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4  
above in respect of LR 18111/46  
Area 0.0180 Ha

Prescription No. 51 Date of Registration 2-7-2002 Registrar of Titles

J. M. THUITA

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Zipporah Mwikali Mwingi  
Area 0.0180 Ha LR 18111/46 Term 99 years  
from 1-12-1993. Plant No 1730k (Rev)  
VIDE C.T. IR 89005

Prescription No. 52 Date of Registration 2-7-2002 Registrar of Titles

J. M. THUITA

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4  
above in respect of LR 18111/220  
Area 0.0180 Ha

Prescription No. 54 Date of Registration 2-7-2002 Registrar of Titles

J. M. THUITA

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Vincent Mwangi Mwangi  
Area 0.0180 Ha LR 18111/220 Term 99 years  
from 1-12-1993. Plant No 1730k (Rev)  
VIDE C.T. IR 89006

Prescription No. 55 Date of Registration 2-7-2002 Registrar of Titles

J. M. THUITA

(217)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of Charge No.  
4 above. 0.0262 Ha. LR No. 18111/30

Presentation No. 193 Date of Registration 5-9-2002 Registrar R. N. Male 015

(218)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Boaz Jean Odhiambo  
0.0262 Ha. LR No. 18111/30. Annual Rent.  
Ushs. 2,210/- Rev. Term. 99 years from 1-12-93  
VIDE C.T. IR 89673

Presentation No. 194 Date of Registration 5-9-2002 Registrar R. N. Male 015

(219)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No. 4 above.  
0.0180 Ha. LR 18111/115

Presentation No. 422 Date of Registration 10-9-2002 Registrar R. N. Male 015

(220)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Damans Nandi Nthike  
0.0180 Ha. LR 18111/115  
Term 99 years from 1-12-1993  
Vide CT IR 89709

Presentation No. 423 Date of Registration 10-9-2002 Registrar R. N. Male 015

(221)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of No. 4 above.  
0.0180 Ha. LR 18111/245

Presentation No. 424 Date of Registration 10-9-2002 Registrar R. N. Male 015

(222)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Nick Odhiambo Odhiambo and Margaret  
Aoko Odhiambo as joint tenants. 0.0180 Ha.  
LR 18111/245 Term 99 years from 1-12-1993  
Vide CT IR 89710

Presentation No. 425 Date of Registration 10-9-2002 Registrar R. N. Male 015



R 18118/197

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE VITAL:

(223) Partial Discharge of Charge  
No. 4 above. In respect of 0.0229 Ha.  
L.R. 18111/268.

Registration No. 453 Date of Registration 9-10-2002

Register of Vital

[R. N. Male 015]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE VITAL:

(224) Transfer to Joseph Nyang'au  
Saboke. 0.0229 Ha. L.R. 18111/268  
Term. 99 years from 1-12-1993.  
Annual Rent Kshs. 2,210/- (Revisable)  
VIDE C.T. IR 89994.

Registration No. 454 Date of Registration 9-10-2002

Register of Vital

[R. N. Male 015]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE VITAL:

(225) Partial Discharge of Charge  
No. 4 above In respect of 0.0184 Ha.  
L.R. 18111/277.

Registration No. 457 Date of Registration 9-10-2002

Register of Vital

[R. N. Male 015]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE VITAL:

(226) Transfer to Peter Usenge Oremo.  
0.0184 Ha. L.R. 18111/277. Term 99 years  
from 1-12-1993. Annual Rent Kshs. 1,780/- (Rev.)  
VIDE C.T. 89995.

Registration No. 458 Date of Registration 9-10-2002

Register of Vital

[R. N. Male 015]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE VITAL:

(227) Partial Discharge of Charge no.  
4 above. 0.0184 Ha. L.R. 18111/23.

Registration No. 461 Date of Registration 9-10-2002

Register of Vital

[R. N. Male 015]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE VITAL:

(228) Transfer to Peter Wainaina  
Ndungu. 0.0184 Ha. L.R. 18111/23  
Term 99 years from 1-12-1993. Annual Rent  
Kshs. 1,760/- Revisable.  
VIDE C.T. IR 89996.

Registration No. 462 Date of Registration 9-10-2002

Register of Vital

[R. N. Male 015]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge No. 4  
above in respect of 0.0184 Ha.  
LR. 18111/20.

465 Date of Registration 9-10-2002 [R. N. 115]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Joseph Kimaiyo  
Mutai. 0.0184 Ha. LR. 18111/20 Term 99  
Years from 1-12-1993. Annual Rent KShs. 1760 (Rev.)  
VIDE C.T. 1R 89997

466 Date of Registration 9-10-2002 [R. N. Mude 015]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

231 Partial Discharge of Charge of No 4 above in respect  
of 0.0184 Ha LR No 18111/14.

978 Date of Registration 23-10-2002 [J. M. Thuma 029]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

232 Transfer to Bernard Mutua Mbugu  
0.0184 Ha LR No 18111/14  
Term 99 yrs from 1-12-1993. Annual Rent KShs 1780 (Rev.)  
VIDE C.T. 1R 90152.

979 Date of Registration 23-10-2002 [J. M. Thuma 029]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

233 Partial Discharge of charge of No 4 above in respect  
0.0180 Ha LR No 18111/27

981 Date of Registration 23-10-2002 [J. M. Thuma 029]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

234 Transfer to Wilfred Othieno Oloo  
0.0180 Ha LR No 18111/27  
Term 99 yrs from 1-12-1993. Annual Rent KShs 1730 (Rev.)  
VIDE C.T. 1R 90153

982 Date of Registration 23-10-2002 [J. M. Thuma 029]

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

235 Partial Discharge of Charge of No 4 above  
in respect of 0.0187 Ha LR No 18111/226

1250 Date of Registration 30-10-2002 [J. M. Thuma 029]

887128988



12/08/2002/170  
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Solomon Muthuri Mugaibo

D. 0187 Hs. LCN<sup>o</sup> 18111/226

Term 99 yrs from 1-12-1993 Annual Rent Kshs 1780/- Rev  
R36 VIDE C.T. 12 90186

Presentation No. 1251

Date of Registration 30-10-2002

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

237 Partial Discharge of Charge of No 4 above in respect of  
D. 0180 Hs. LCN<sup>o</sup> 18111/134

Presentation No. 1339

Date of Registration 31-10-2002

Registrar of Titles

J. M. Thuita 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

236 Transfer to Nathan Enyange Kohongo

D. 0180 Hs. LCN<sup>o</sup> 18111/134

Term 99 yrs from 1-12-1993 Annual Rent Kshs 1930/- (Rev)

VIDE C. Title 12 90204

1340

Date of Registration 31-10-2002

Registrar of Titles

J. M. Thuita 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

239 Partial Discharge of Charge of No 4 above in respect of  
D. 0180 Hs. LCN<sup>o</sup> 18111/176

Presentation No. 23

Date of Registration 1-11-2002

Registrar of Titles

J. M. Thuita 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

240 Transfer to Edwin Nyawade Ojak

D. 0180 Hs. LCN<sup>o</sup> 18111/176

Term 99 yrs from 1-12-1993 Annual Rent Kshs 1780/- (Rev)

VIDE C. Title 12 90219

24

Date of Registration 1-11-2002

Registrar of Titles

J. M. Thuita 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

241 Partial Discharge of Charge of No 4 above in respect of  
D. 0207 Hs. LCN<sup>o</sup> 18111/158

Presentation No. 310

Date of Registration 8-11-2002

Registrar of Titles

J. M. THUITA 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

242 Transfer to Githaiga Gachungi and Faith Wambui Githaiga  
as Joint Tenants

D. 0207 Hs. LCN<sup>o</sup> 18111/158 Term 99 yrs from 1-12-1993 Annual  
Rent of Kshs 170/- (Rev)

VIDE C. Title 12 90252

Presentation No. 311

Date of Registration 8-11-2002

Registrar

J. M. THUITA 029

Partial Discharge of Charge of No 4 above in respect of O.D. 18449. L.N. 1811/15.

Presentation No. 946 Date of Registration 21-11-2002 Registrar of Titles J. M. Thuita 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to George ledy Sirima Okaro  
O.D. 18449. L.N. 1811/15 Term 99 yrs from  
1-12-1993. Annual Rent of Kshs 1780/- (Rev)  
VIDE C.T. IR 90419

Presentation No. 947 Date of Registration 21-11-2002 Registrar J. M. Thuita 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of Charge of No 4 above in respect of O.D. 18449. L.N. 1811/270

Presentation No. 1115 Date of Registration 26-11-2002 Registrar of Titles J. M. Thuita 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Billie George Mussoko. O.D. 18449.  
L.N. 1811/270 for terms 2,540,000/- Term 99 yrs from  
1-12-1993. Annual Rent of Kshs 2,210/- (Rev)  
VIDE C.T. IR 90558

Presentation No. 1116 Date of Registration 26-11-2002 Registrar J. M. Thuita 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of Charge of No 4 above in respect of O.D. 18449. L.N. 1811/16

Presentation No. 172 Date of Registration 4-12-2002 Registrar of Titles J. M. THUITA 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Robert Mbarani Ingasia  
O.D. 18449. L.N. 1811/16. Term 99 yrs from  
1-12-1993. Annual Rent Kshs 1780/- (Reasonable)  
VIDE C.T. IR 90621

Presentation No. 173 Date of Registration 4-12-2002 Registrar of Titles J. M. THUITA 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of Charge of No 4 above in respect of O.D. 18449. L.N. 1811/164

Presentation No. 176 Date of Registration 4-12-2002 Registrar of Titles J. M. THUITA 029



THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Charles Mullo and Rosalyn Adeyo  
Mullo.  
D. 018049 LR No 1811/45  
Term 99 yrs from 1-12-1993. Annual Rent  
Kshs 1780/- (Rev) VIDE C.T. 12 91586

Presentation No. 628 Date of Registration 17-3-2003

THE FOLLOWING INSTRUMENT

REGISTERED AGAINST THE TITLE

Partial Discharge of charge No 4 above in respect  
of D. 017049 LR No 1811/118

Presentation No. 650 Date of Registration 17-3-2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Veresta Kiende Makthimo  
D. 017049 LR No 1811/118. Term 99 yrs from  
1-12-1993. Annual Rent Kshs 1,630/- (Rev)  
VIDE C.T. 12 91587

Presentation No. 651 Date of Registration 17-3-2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of charge No.  
4 above in respect of LR No 1811/22

Presentation No. 727 Date of Registration 23-4-2003

R. N. Mule 015

Transfer to Joel Mola Ased9 and Caroline  
Anna Oyengo. D. 018049 LR No 1811/22  
Term 99 yrs from 1-12-1993. Annual Rent Kshs  
1,780/- (Rev) VIDE C.T. 12 91728

Presentation No. 728 Date of Registration 23-4-2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Partial Discharge of charge No.  
4 above in respect of LR No  
1811/31

Presentation No. 729 Date of Registration 23-4-2003

R. N. Mule 015

Transfer to Charles Mutuku Mwindi  
D. 018049 LR 1811/31. Term 99 yrs from 1-12-1993  
Annual Rent Kshs 1,730/- (Rev)  
VIDE C.T. 12 91729

Presentation No. 730

Date of Registration 23-4-2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge of No 4  
above in respect of O.D. 180 H. LR NO. 18111/33

Prescription No. 1312 Date of Registration 30-4-2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to William Komau Kariuki and Grace  
Wanjira Komau

O.D. 180 H. LR NO. 18111/33 Term 99 yrs from

1-12-1993 Annual Rent Kshs 1730/- (Rev)

VIDE C.T.R 91178

Prescription No. 1313 Date of Registration 30-4-2003

Machiri  
G. G. Gachiki 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge of No 4 above in respect  
of O.D. 180 H. LR NO. 18111/31

Prescription No. 1315 Date of Registration 30-4-2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Rahab Naserigh Kisonia

O.D. 180 H. LR NO. 18111/31

Term 99 yrs from 1-12-1993 Annual Rent

Kshs 1730/- (Rev) VIDE C.T.R 91179

Prescription No. 1316 Date of Registration 30-4-2003

Machiri  
G. G. Gachiki 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above  
in respect of LR 18111/365. O.D. 229 H.

Prescription No. 1096 Date of Registration 29-5-2003

R. N. Mute 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Amos Waching and  
Grace Wanjira Kiderithi

O.D. 229 H. LR 18111/365. Term 99 yrs from 1-12-1993

Annual Rent Kshs 2,210/- (Rev)

VIDE C.T.R 91205

Prescription No. 1097 Date of Registration 29-5-2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above

in respect of LR 18111/18

O.D. 229 H.

Prescription No. 1099 Date of Registration 29-5-2003

R. N. Mute 015

Transfer to Mary Nyawira Murage  
and Leonard Murage Thuri. 0.0229HA  
278 U 1811/18. Term 99 yrs from 1-12-1993.  
File E.L.V. 2.210 F (aw)  
VINE CT 12 92052  
1100 29-5-2003 *Dule*

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE  
partial discharge of no 4 above  
279 in respect of plot No. 1811/17 Area  
0.0184HA.

Index No. 61 Date of Registration 4-6-2003 *Dule*  
R. N. Mule 0151

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE  
Transfer to Joyce Akingi Sando. 0.0184HA  
280 U 1811/17. Term 99 yrs from 1-12-1993  
Area + file. 1.780 F (aw)  
VINE CT 12 92063

Index No. 62 Date of Registration 4-6-2003 *Dule*  
R. N. Mule 0151

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE  
281 partial discharge of no. 4 above  
in respect of U 1811/366. 0.0229HA

Index No. 63 Date of Registration 4-6-2003 *Dule*  
R. N. Mule 0151

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE  
Transfer to Jane Njeri Kagabo and peter  
282 David Kagabo benja. 0.0229HA. U 1811/366  
Term 99 yrs from 1-12-1993. Area file 2.210 F (aw)  
VINE CT 12 92064

Index No. 64 Date of Registration 4-6-2003 *Dule*  
R. N. Mule 0151

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE  
+27-9 6/2003 Partial Discharge of No 4 above in respect  
of D.0180HA. LENO 1811/175. *Machui*

283 4. 6/2003 P. notation No. 421 Date of Registration 10-6-2003 Registrar of Titles  
G. G. Mule 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Jemima Kamunda Kitala

O. 01804 H. L. NO 1811/175 (orig)

Term 99 yrs from 1-12-1993 Annual Rent KSh 1730/-

(Rev) VIDE C.T. 12 92157

Machakos

Registration No. 427 Date of Registration 10-6-2003 Registrar of Titles G. G. Gachuki 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above in respect

of O. 0184 H. L. NO 1811/13

Machakos

Registration No. 427 Date of Registration 10-6-2003 Registrar of Titles G. G. Gachuki 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Judy Nduta Choge

O. 0184 H. L. NO 1811/13

Term 99 yrs from 1-12-1993 Annual Rent KSh 1780/- (Rev)

VIDE C.T. 12 92156

Machakos

Registration No. 428 Date of Registration 10-6-2003 Registrar of Titles G. G. Gachuki 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above

in respect of O. 0170 H. L. NO 1811/129

287

Registration No. 1003 Date of Registration 24-5-2003 Registrar of Titles G. G. Gachuki 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Joseph Kariuki Gitau

O. 0170 H. L. NO 1811/129 Term 99 yrs from 1-12-1993

Annual Rent KSh 1630/- (Rev)

VIDE C.T. 12 92233

Registration No. 1004 Date of Registration 24-5-2003 Registrar of Titles G. G. Gachuki 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No 4 above

in respect of O. 0207 H. L. NO 1811/138

Term 99 yrs from 1-12-1993 Annual Rent KSh 1970/- (Rev)

VIDE C.T. 12 92234

Registration No. 1005 Date of Registration 24-5-2003 Registrar of Titles G. G. Gachuki 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Marikus Pius Obunjo

O. 0207 H. L. NO 1811/138

Term 99 yrs from 1-12-1993 Annual Rent KSh 1970/- (Rev)

VIDE C.T. 12 92234

Registration No. 1006 Date of Registration 24-5-2003 Registrar of Titles G. G. Gachuki 018



Partial Discharge of no 4 above in respect of  
O. 0180 Hs. LRN# 18111/183

Prescription No. 175

Date of Registration 5-8-2003

*Dule*

R. N. Mule 015

Transfer to Allan Mwenbe Wayouyi

O. 0780 Hs. LRN# 18111/183

Term 99 yrs from 1-1-1993 Annual Rent  
Kshs 1730/- (Rev) VIDE C.T. JR 9266

Prescription No. 176 Date of Registration 5-8-2003

*Dule*

R. N. Mule 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of no 4 above in respect of  
O. 0180 Hs. LRN# 18111/155

Prescription No. 707

Date of Registration 14-8-2003

*Dule*

R. N. Mule 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to George Gitamo Doro

O. 0180 Hs. LRN# 18111/155

Term 99 yrs from 1-12-1993 Annual Rent  
Kshs 1,730/- (Rev) VIDE C.T. JR 92768

Prescription No. 708

Date of Registration 14-8-2003

*Dule*

R. N. Mule 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of no 4 above in respect of  
O. 0184 Hs. LRN# 18111/264

Prescription No. 1346

Date of Registration 29-8-2003

*Dule*

R. N. Mule 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Zennah Carol Biwott

O. 0184 Hs. LRN# 18111/264

Term 99 yrs from 1-12-1993 Annual Rent Kshs 2210/- (Rev)  
VIDE C.T. JR 92867

Prescription No. 1347

Date of Registration 29-8-2003

*Dule*

R. N. Mule 015

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of no 4 above in respect of  
O. 0180 Hs. LRN# 18111/37

Prescription No. 937

Date of Registration 19-9-2003

*Dule*

R. N. Mule 015

INSTRUMENT... BEEN REGISTERED AGAINST THE TITLE  
Transfer to Charles Njau Waking and Jennifer  
Wambui Njau b. 018049 L2N0 1811/37  
Term 99 yrs from 1-12-1993 Annual Rent Kshs 2020/-  
VIDE C.T. IR 92944

Presentation No. 938 Date of Registration 19.9.2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge No 4 above in respect  
of b. 017049 L2N0 1811/190

Presentation No. 954 Date of Registration 28.10.2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Patrick Emmanuel Otieno and Lilian  
Owino Ouma b. 017049 L2N0 1811/190  
Term 99 yrs from 1-12-1993 Annual Rent Kshs 1630/-  
VIDE C.T. IR 93491

Presentation No. 955 Date of Registration 28.10.2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge of No 4 above in respect  
of b. 018049 L2N0 1811/141

Presentation No. 232 Date of Registration 4.12.2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Japheth Okoth Ariadi and Loise  
Angungo Okoth b. 018049 L2N0 1811/190  
Term 99 yrs from 1-12-1993 Annual Rent Kshs 1730/-  
VIDE C.T. IR 93629

Presentation No. 233 Date of Registration 4.12.2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of Charge of No 4 above in  
respect of b. 018049 L2N0 1811/147

Presentation No. 235 Date of Registration 4.12.2003

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Francis Kalondu Karanta  
b. 018049 L2N0 1811/47 Term 99 years  
from 1-12-1993 Annual Rent Kshs 1730/-  
VIDE C.T. IR 93630

Presentation No. 236 Date of Registration 4.12.2003



1/4 98477/236

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE  
Partial Discharge of charge no 4 above  
in respect of 0.0187Ha L.R. 1811/193

305

Instrument No. 94 Date of Registration 4-2-2004

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Joyce Mary Opollo and  
Jacqueline Gloria Opollo. 0.0187Ha L.R. 1811/193

306

Term 99 years from 1-12-1993. Annual Rent Kshs 1780 (Rev.)

VIDE C.T. IR 94079

Instrument No. 95 Date of Registration 4-2-2004

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE  
Partial Discharge of charge no. 4 above.  
In respect of 0.0180Ha. L.R. 1811/28.

307

Instrument No. 97 Date of Registration 4-2-2004

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Kennedy Samuel Njenga  
and Salome Njambi Njenga. 0.0180Ha  
L.R. 1811/28. Term 99 years from 1-12-1993. Annual Rent  
Kshs. 1730/- (Revisable)

308

VIDE C.T. IR 94080  
Instrument No. 98 Date of Registration 4-2-2004

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE  
Discharge of Charge no. 4  
above. In respect of L.R. 1811.

309

Instrument No. 101 Date of Registration 4-2-2004

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to Iddah Wanjiku Gichanga.  
0.0180Ha. L.R. 1811/137. Term: 99 years from  
1-12-1993. Annual Rent Kshs. 1730/- (Revisable)

310

VIDE C.T. IR 94081  
Instrument No. 102 Date of Registration 4-2-2004

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE  
Transfer to George Oduor Okongo  
0.0180Ha. L.R. 1811/182. Term 99 years  
from 1-12-1993. Annual Rent Kshs. 1730 (Rev.)  
VIDE C.T. IR. 94082.

311

Instrument No. 104 Date of Registration 4-2-2004

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Eunice Wangari Kimani  
0.0180 Ha. LR 18111/167 term 99 years  
from 1-12-1993 Annual Rent Kshs 1730/-(KCU)  
Vide C.T. IR 74766. *Kacem*

327 Date of Registration 19-4-2004

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Vincent Mwangache Tumwa  
0.0180 Ha. LR 18111/177  
Term 99 years from 1-12-1993  
Vide C.T. IR 94842 *Kacem*

Date of Registration

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Doriceen Nyakerario Moturi  
0.0180 Ha. LR 18111/142  
Term 99 years from 1-12-1993  
Vide C.T. IR 94906

391 Date of Registration 11-5-2004 *Mulla*

Date of Registration 031

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Hellen Kawila Mwangangi  
0.0180 Ha. LR 18111/32  
Term 99 years from 1-12-1993  
Vide C.T. IR 95614 *Kacem*

1254 Date of Registration 21-7-2004 *G. G. Gachiki 018*

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Lucy Nyokabi Kimi 0.0182 Ha.  
LR 18111/233  
Term 99 years from 1-12-1993  
Vide C.T. IR 95615 *Kacem*

1256 Date of Registration 21-7-2004 *G. G. Gachiki 018*

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Transfer to Miviam Nyoki Kimani 0.187 Ha.  
LR 18111/217  
Term 99 years from 1-12-1993  
Vide C.T. IR 95730 *Kacem*

22 Date of Registration 1-9-2004 *G. G. Gachiki 018*





# NAIROBI CITY COMMISSION



TOWN CLERK'S DEPARTMENT

TELEGRAMS: "MUNICIPALITY" NAIROBI  
TELEPHONE 24281

EXT:.....

Ref. No. CV. 365/S/65/2

17861804  
ANNEXURE 4

CITY HALL  
P.O. BOX 30075  
NAIROBI  
KENYA

19th March, 1985,

Mr. Kimanzi J. Musyimi,  
P.O. Box 19202,  
NAIROBI.



Dear Sir,

RE: ALLOCATION OF PLOT NO. 11150 SCHEME. (PART EMBAKASI.)  
(ORIGINAL NO. 11150.)

233/61204

As you are probably aware the allocation of plots in the above Scheme was suspended pending some Government investigations. The investigations have now been completed and it has been decided that the Scheme be nullified.

Take notice therefore that the allocation of the above plot to you is hereby withdrawn and you are required to surrender to the Chief Valuer's Office in their original form, the letter of allocation and payment receipts for any monies you may have paid this Commission to facilitate refund of the same.

Yours faithfully,

S.J. GETONGA  
TOWN CLERK.

- c.c. Commissioner of Lands,  
P.O. Box 30089,  
NAIROBI.
- c.c. Director of City Planning.



# NAIROBI CITY COMMISSION



TOWN CLERK'S DEPARTMENT

TELEGRAMS: "MUNICIPALITY" NAIROBI  
TELEPHONE 24281

EXT.....

CV. 367/3/65/2

Ref. No.....

CITY HALL  
P.O. BOX 30075  
NAIROBI  
KENYA

19th March, 1985.

Rev. N. Ngilethe, .....

Dear Sir,

RE: ALLOCATION OF PLOT NO. SCHEME. 11150(PART) EMBAKASI.  
(ORIGINAL NO. 11150 )

As you are probably aware the allocation of plots in the above Scheme was suspended pending some Government investigations. The investigations have now been completed and it has been decided that the Scheme be nullified.

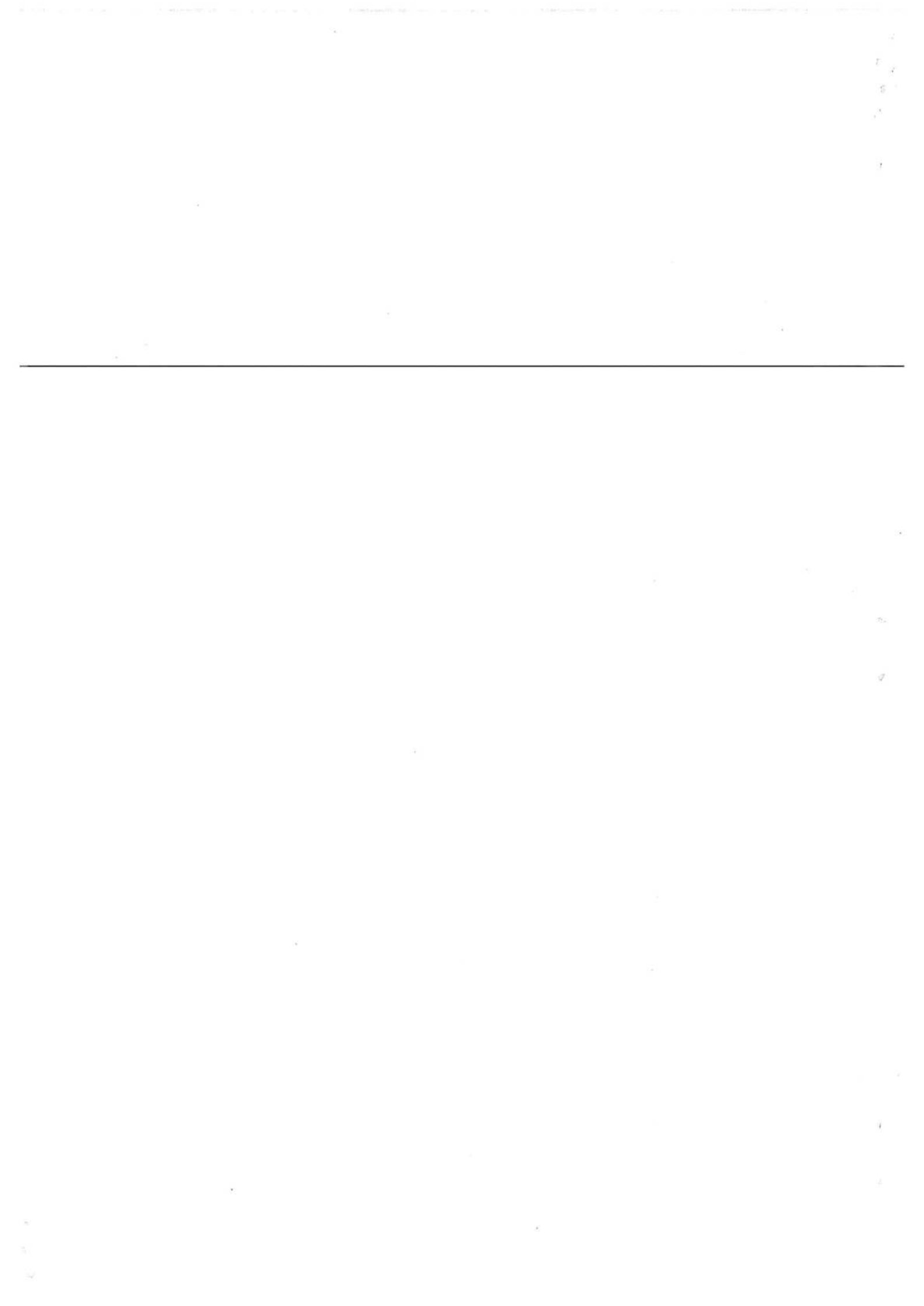
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Yours faithfully,

S.J. GETONGA  
TOWN CLERK.

c.c. Commissioner of Lands,  
P.O. Box 30089,  
NAIROBI.

c.c. Director of City Planning.



THE LAND ACT

(No. 6 of 2012)

CONSTRUCTION OF KAYOLE SPINE-EASTERN BYPASS LINK  
ROAD

INTENTION TO ACQUIRE LAND

IN PURSUANCE of the Land Act, 2012, No. 6 of 2012, Part VIII and the transitional provisions contained in section 162(2) of the same Act, the National Land Commission on behalf of Kenya Urban Roads Authority (KURA) gives notice that the Government intends to acquire the following parcels of land for the construction of Kayole Spine-Eastern Bypass Link Road.

<i>Plot No.</i>	<i>Registered Owner</i>	<i>Area Affected (Ha)</i>
L. R. No. 12293/7	Edenvale Sisters	0.5740
L. R. No. 18169	KDF-Embakasi Barracks	0.5326
L.R. No. 11150		0.0315

Plans for the affected land may be inspected during working hours at the office of the National Land Commission, Ardhi House, 3rd Floor, Room 305, 1st Ngong Avenue, Nairobi. Notice of Inquiry will be published in the *Kenya Gazette* as per section 112 (1) of the Land Act.

MR/2694751

MUHAMMAD A. SWAZURI,  
*Chairman, National Land Commission.*



[illegible]

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fall of 1962, I - 1962  
The first meeting for me, and that the  
agreements with the existing negotiations

SCALE 1:2500  
See Plan No 6:147 (75/8) & 12906 (7/205)  
D.P. No 12830

PLIN OF 1:50,000 Scale  
 Section No. \_\_\_\_\_  
 Subdivision No. \_\_\_\_\_  
 (City or Town Name)

