Approved for tabling.
PARLIAMENT OF KENYA LIBRARY
17/11/2020

REPUBLIC OF KENYA



THE NATIONAL ASSEMBLY

12TH PARLIAMENT –FOURTH SESSION - 2020

DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES

REPORT ON A PETITION REGARDING AN ALLEGED DEMOLITION OF HOUSES AND RE-POSSESSION OF LAND WITHIN LANGATA CONSTITUENCY

THE NATIONAL ASSEMBLY
RECEIVED
1 NOV 2020 TUESDAY
HON PETER KIMARI KIHARA - MEMBER OF E&NR.

DIRECTORATE OF COMMITTEE SERVICES,
CLERK'S CHAMBERS,
PARLIAMENT BUILDINGS,
NAIROBI

NOVEMBER, 2020

CHAIRPERSON'S FOREWORD

The petition regarding the alleged repossession of land in Langata Constituency was presented to the House by the Hon. Nixon Korir, MP on 30th June, 2020 on behalf of the residents of Sunvalley Phases I, II and III, Royal Park Estate, KMA Estate, Shalom Estate, Forest View Estate within Mugumoini Ward. The petition was consequently committed to the Committee for consideration pursuant to Standing Order 227.

The petitioners pointed out that over 6,000 households occupied the said estates for over 20 years having acquired their property for value. Various government and public institutions such as the prisons department, dog unit section, schools, hospitals, churches, mosques and other amenities were situated within the same estate. Further, the government provided the estate with common utility services to the residents' properties such as water and sewerage, electricity, paved roads among other facilities. The residents, while developing their properties within the estates, had obtained the requisite approvals and had been granted by the government.

The government vide Legal Notice No. 44 of 1998 had altered the boundary of Ngong Forest reserve which formed the said estates. However, the pronouncements of 2nd June, 2020 by the Cabinet Secretary for Environment and Forestry declaring the estates as part of the forest had caused a lot of anxiety to the residents. The government had not challenged the legality of the Legal Notice No. 44 of 19198 in court. The Petitioners therefore prayed that the Departmental Committee on Environment and Natural Resources pursuant to Standing Order 216 (5) (a):

a. Intervenes by instructing the Cabinet Secretary for Environment and Forestry to follow the due process of the law and get the proper information and proper map from the Ministry responsible for matter related to lands;
b. Intervenes by instructing the Cabinet Secretary for Environment and Forestry to desist forthwith from pursuing his intention to illegally reclaim privately owned land, on which the afore cited estates stand;
c. Intervenes to ensure that the Cabinet Secretary for Lands doe protects the sanctity of title deeds that the residents hold for their legally acquired land; and
d. The Kenya Forestry Department to stop harassing and causing unnecessary anxiety to the residents of these estates.

The Committee consequently seized the matter raised in the Petition and processed it through deliberative meeting with the Hon. Nixon Korir, MP and the Ministry of Environment and Forestry on Thursday 2nd July, 2020 and Monday 13th July, 2020 respectively. The Committee also conducted an inspection visit to the affected Estates on Tuesday, 11th August, 2020, to appreciate the issues on the ground

Having reviewed the oral and written evidence submitted to it, the Committee observed that it is mandated under the Second Schedule of the National Assembly Standing Orders No. 216 (f) in relation to forests is to investigate, inquire into, and report on all matters relating to environment management and conservation of forests. To this end, the Committee supports the agenda of the national government relating to the conservation and management of forests as governed by the Constitution and the Laws of Kenya.

The Departmental Committee on Environment and Natural Resources is mandated under the Second Schedule of the National Assembly Standing Orders No. 216 (f), in relation to forests, to investigate, inquire into, and report on all matters relating to environment management, and conservation of forests. To this end, the Committee supports the agenda of the national government relating to the conservation and management of forests as governed by the Constitution and the laws of Kenya.

The Committee observed that between 1933 and 1998, a total of 1,657.42 hectares of the Ngong Road Forest were excised through formal de-gazettement through a total of 24 Proclamations and Legal Notices. 21 Proclamations and Legal Notices were issued under section 4(2) of the repealed Forest Act, Cap. 385 of 1942. A total of 972.04 hectares was lost through the procedure involving allocation and subsequent surrender through the Permanent Secretary, National Treasury and various Government agencies. The notices for de-gazettement were for public purposes. There appears to be no express provision under the *repealed* Forest Act, Cap 385 outlining the reason for altering the boundaries of a Forest. The practice appears to have been a product of previous excisions. **Annexure 63** is a table matrix of all Proclamations and Legal Notices degazetting portions of Ngong Road Forest)

The Committee observed on page 250 of the submission by the Ministry of Environment and Forestry(**Annexure 64**), that in 1996, a title deed: Grant No. I.R. 70244 for land located was issued to the Permanent Secretary, Treasury to hold in trust for the Permanent Secretary, Ministry of Environment and Natural Resources which left out an area covering 339.8 hectares from the original forest area of 1,328.8 hectares.

The Committee observed on page 254 of the submission by the Ministry of Environment and Forestry (**Annexure 65**), that in 1996, the title was surrendered to the Commissioner of Lands and a leasehold title deed: Grant I.R. 81938 for an area of 538.2 hectares issued to the Permanent Secretary, Treasury to hold in trust for Ngong Road Sanctuary. This again left out an area of 450 hectares from the title issued in 1996. In total, an area of 789.8 hectares was left outside the boundaries of the Ngong Road Forest. The land excluded from the title was allocated to private developers some of whom have since transferred it to other third parties.

The Committee observed that the estimated collective value of the development and the land degazetted is approximately 43 billion Kenya shillings. **Annexure 66** is a table matrix of all Langata Area Affected Estates and Investments/ Properties.

The Forests Act *(repealed)*, Cap 385, was enacted on 1st March, 1942. The repealed Act was in force from 1st March, 1942 to 1st February, 2007.The repealed Act was enacted to regulate the establishment, control and regulation of Central Forests, forests and forest areas in the Nairobi Area and on unalienated Government lands. Section 4(1) of the repealed Act provided that the Minister had the power *to declare that a forest area shall cease to be a forest area.* Further, it stipulated that before *a declaration is made to declare that a forest area shall cease to be a forest area, twenty-eight days' notice* of the intention to make the declaration shall be published by the Minister in the Gazette.

On 2nd January, 1998, the then Minister for Environment and Natural Resources, Hon. Henry Kosgei published a notice expressing the Government's intention to alter the boundaries of Ngong Road Forest to exclude an area measuring 53.68 hectares. This was to give a 28-day notice as was required by the repealed Forest Act, cap 385. On 23rd March, 1998, the Hon. Francis Lotodo, the then Minister for Natural Resources, published a notice in the Kenya Gazette, *(via Legal Notice no. 44 under Kenya Gazette Supplement no 16 of 3rd April, 1998)* in exercise of his powers under Section 4 of the Forest Act, Cap 385 (repealed) 1942 altering the boundaries of Ngong Road Forest Reserve by excising a portion of 53.68 hectares. The Gazette Notices aforementioned were tabled before the Committee. (page 28 of **Annexure 3** of the submission from the Ministry of Environment and Forestry).

The Committee observed that the law relating *to declaration that a forest area shall cease to be a forest area* was followed with respect to the area of 53.68 hectares and was excised in accordance with section 4 of the Forest Act Cap 385 of 1942.

The Committee observed that the subdivision and issuance of title deeds for the land in the Ngong Road Forest commenced as early as 1993 as regard to the 34 acres. The Committee further observed that the issuance of title deeds for the 53.68 hectares commenced in 1996. The gazettement of Legal Notice 44 of 1998 degazetting the 53.68 hectares appears to have been issued with the intention of regularizing the process of degazettement of the said land, as required by Section 4(1) of the Forest Act Cap 385 of 1942(repealed).

Submissions were tabled to the effect that *KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, and Forest Edge View Estate* were established on 34 acres of land yet to be excised in favour of *Langata Women Prison, the Police Dog Unit, Bomas of Kenya, Kenya Broadcasting Corporation, Wildlife Clubs of Kenya and International Centre of Insect Physiology and Ecology (ICIPE)* and was yet to be formalized as required under section 4 of the repealed Forests Cap 385 as enacted on 1st March, 1942.

The Committee observed that the Ministry of Environment and Forestry tabled excerpts from a 'Report of the Land Commission of Inquiry into the Illegal or Irregular Allocation of Land 2004' to demonstrate excision of Forestland made contrary to the repealed Forests Act, Cap 385.

The Committee observed that the aforementioned report recommends on page 174, paragraph (h)(2) that: 'where the Forestlands have been substantially developed whether by the original allottee or third party, such that they cannot be restored to their original purpose, titles thereto should nonetheless be revoked (given their inherent illegality). The Government may however issue new titles to the current registered proprietors upon new terms and conditions. Provided that where the Government decides to issue new titles, all requirements of Planning and Environmental Legislation must be strictly complied with.'

Submissions tabled before the Committee, indicate that the residents of Sunvalley I, II, & III Estates, Royal Park Estate, KMA Estate, Shalom Estate and Forest Edge View Estate had occupied the area in question for over two decades. The existence of these estates has been contributing to the economic activities of the area. Many residents from the surrounding informal

settlement area earn a living from these estates in form of small businesses establishments. The estate is also home to many professionals in both public and private sectors.

Submissions tabled before the Committee, indicate that the land in question has changed ownership severally. The subsisting land owners are first time home owners, who are servicing bank loans and mortgages from various institutions. With the National Government's big four Agenda on Housing, there is need to protect these homeowners, some of whom are pensioners who have invested their life-time savings in building homes in the area.

To this end, the Committee observed that KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, and Forest Edge View Estate, Langata Women Prison, the Police Dog Unit, Bomas of Kenya, Kenya Broadcasting Corporation, Wildlife Clubs of Kenya and International Centre of Insect Physiology and Ecology (ICIPE) are located on Forestland that has been substantially developed by the original allottee or third parties, in a manner that they cannot be restored to their original purpose.

The Committee observed that the law relating *to declaration that a forest area shall cease to be a forest area* with respect to the area of land upon which KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, and Forest Edge View Estate, should be complied with and the land should be excised pursuant to the provisions of section 34 of the Forest Conservation and Management Act, no. 34 of 2016 to support the realization of the National Government's Big Four Agenda on Housing.

The Ministry of Environment and Forestry tabled submissions indicate that several forest lands had been degazetted over time for private gain. The Committee observed that the Ministry of Environment and Forestry has not taken any step or action to repossess such land. These forest land included: Legal Notice No. 3 of 1978 with an excision of 3.742 hectares in the Ngong Forest; Legal Notice No. 302 of 1993 with an excision of 5.9 hectares in Karura Forest; Legal Notice No. 79 of 1997 with an excision of 82 hectares in the Ngong Forest, and Legal Notice 97 of 1997 with an excision of 85 hectares in Karura Forest.

The Ministry of Lands tabled submissions outlining the history of the 34 acres of land where KMA, Estate, Shalom Estate, Langata View Estate, Langata Garden Estate, St. Mary's Hospital and Forest View Edge Estate are located. The ministry tabled correspondences regarding the excision of 34 acres of the forestland for Nairobi Prison between the then Commissioner of Lands and the Chief Conservator of Forests between 1985 and 1993. The ministry tabled correspondences regarding the excision of 34 acres of the forestland for Nairobi Prison between the then Commissioner of Lands and the Chief Conservator of Forests between 1985 and 1993.

The Ministry of Lands tabled correspondences regarding the excision of 34 acres of the forestland for Nairobi Prison are between the then Commissioner of Lands and the Chief Conservator of Forests between 1985 and 1993. The Chief Conservator of Forests approved the excision of 34 acres from the forest reserve in favour of Nairobi Prison in a letter Ref. FOR 68/7/3/Vol. IV/ (211) dated January 15, 1985 and directed the Survey department to implement the same (**Annexure 5**). By a letter Ref. 6354/IV/101 dated March 10, 1993 the then Commissioner of Lands requested the Commissioner of Prisons to relinquish 20 acres of prison

land that was not being utilized. The portion was shown in a plan accompanying the letter (**Annexure 6**).

According to a letter Ref. No. L/3/Vol. III/103 dated March 15, 1993; the Commissioner of Prisons relinquished the portion of land requested for residential development (**Annexure 7**). The Commissioner of Lands subsequently instructed the Director of Physical Planning to prepare a Part Development Plan (PDP) for the excision **(Annexure 8)**. A Part Development Plan (PDP) No. 42/8/93/3 was prepared and approved on April 16, 1993 which however was for 34 Acres. The PDP reflected two (2) plots marked 'A' measuring approximately 8.09 hectares (19.99 acres) and 'B' measuring approximately 5.66 hectares (13.99 acres) **(Annexure 9).** The Committee observes that there is a need for the Ministry of Lands to establish the acreage and secure the title for the land where Langata Women's Prison is located.

The Ministry of Environment and Forestry, and the Ministry of Lands tabled submissions that revealed that Langata Women's Prison was allocated 34 acres. The 34 acres were allocated to Alardyks Investments Ltd, Priscot Company and Mr. Onesmus Ngunjiri. The Committee resolved that the procedure was illegal and fraudulent. However, The Committee did not have the opportunity to receive submissions from the person named as allottees.

The Ngong Road Forest land has since changed hands to third and fourth buyers, who may have innocently bought land from the original owners who acquired it before due process of degazettement was done in respect to the 34 acres.

The Committee observed that Section 4 of the repealed Forest Act Cap 385 of 1942 did not contain a requirement to state the purpose for which forest land was being degazetted. This appeared to have led to the abuse of publishing such gazette notices to favour certain well-placed individuals to acquire forest land for private gains.

Submissions tabled by the Ministry of Environment and Forestry indicate that the Nairobi Women Prison (Langata), Police Dog Unit, Kenya Broadcasting Corporation, Bomas of Kenya, Wildlife Clubs of Kenya and the International Centre of Insect Physiology and Ecology (ICIPE) are some of public/government institutions that have been allocated forest land that has not been degazetted. There is need to ensure that the land on which these institutions occupy surveyed, documented and that the Kenya Forest Service enters into lease agreement with the said institutions.

The Committee observed that the Ministry of Environment initiated the degazettement of part of the Ngong Road Forest vide Legal Notice No. 44 of 1998 under Section 4 of the *repealed* Forest Act (Cap 385 of 1942). The same Ministry of Environment as constituted today was contesting the validity of the Legal Notice No. 44 of 1998 raising concerns on the general appreciation and application of the principle of collective responsibility of Cabinet on decisions and accountability as enshrined under Article 153 of the Constitution.

Pursuant to analysis of the prayers of the petitions, the directions of the Speaker as captured on pages 16 and 17 of the Hansard dated Tuesday, 30th June, 2020 and the observations, the Committee makes the following findings and recommendations.

The Committee finds that the law relating *to declaration that a forest area shall cease to be a forest area* was followed albeit later, with respect to the area of 53.68 hectares where Sunvalley I, II & III Estates, and Royal Park Estate are located, and was excised in accordance with section 4 of the *repealed* Forest Act, Cap 385 of 1942.

The Committee finds that the law relating *to declaration that a forest area shall cease to be a forest area* was not followed with respect to the area of 34 acres where KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, and Forest Edge/View Estates are located, and was not excised in accordance with section 4 of the *repealed* Forest Act, Cap 385 of 1942.

Pursuant to the finding under paragraph 158, the Committee resolves to caution the Ministry of Environment and Forestry to cease issuing threats to the residents, owners or proprietors of developments located within the 53.68 hectares as the law relating *to declaration that a forest area shall cease to be a forest area* with respect to the aforementioned area was followed.

Pursuant to the finding under Paragraph 159, the Committee recommends that the law relating *to declaration that a forest area shall cease to be a forest area* with respect to the area of land upon which KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, Forest Edge View Estate, Langata Women Prison, the Police Dog Unit, Bomas of Kenya, Kenya Broadcasting Corporation, Wildlife Clubs of Kenya and International Centre of Insect Physiology and Ecology (ICIPE) should be complied with and the land should be excised pursuant to the provisions of Section 34 of the Forest Conservation and Management Act, Act No. 34 of 2016 to support the realization of the National Government's big four Agenda on Housing and stop further encroachment of Ngong Road through the practice of allocation and subsequent surrender of land between Government Departments.

The Committee further recommends that the residents, owners or proprietors of developments located within the said 34 acres and the Ministry of Environment and Forestry enter into negotiations with an aim to reach an amicable solution for peaceful coexistence.

The Committee recommends that, the Director of Criminal Investigations within six months of tabling of this report, commences investigations relating to the procedure of excising and allocating land from the Ngong Road Forest to private individuals including officers that substantively held the offices of the Commissioner of Lands, the Chief Conservator of Forests and the Commissioner of Prisons between the period of 1993 and 1998 with a view to prosecuting any person found culpable, where a criminal offence is established.

Hon. Kareke Mbiuki, M.P

1.0 PREFACE

1.1 Committee Mandate

1. The Departmental Committee on Environment and Natural Resources is established under the National Assembly Standing Orders No. 216 (1). The functions and mandate of the Committee are also contained under the National Assembly Standing Orders, No. 216(5) as:-

    a. Investigate, inquire into, and report on all matters relating to the mandate, management, activities, administration, operations and estimates of the assigned Ministries and departments;

    b. Study the program and policy objectives of the Ministries and departments and the effectiveness of the implementation;

    c. Study and review all legislation referred to it;

    d. Study, access and analyze the relative success of the Ministries and Departments as measured by the results obtained as compared with its stated objectives;

    e. Investigate and inquire into all matters relating to the assigned Ministries and departments as they may deem necessary, and as may be referred to them by the House;

    f. Vet and report on all appointments where the constitution or any law requires the National Assembly to approve, except those under Standing Order 204; and

    g. Make reports and recommendations to the House as often as possible, including recommendation of proposed legislation.

2. The subject matter of the Departmental Committee on Environment and Natural Resources are stated in the Second Schedule of the National Assembly Standing Orders No. 216 (f) as follows: climate change, environment management and conservation, forestry, water resource management, wildlife, mining and natural resources, pollution and waste management.

1.2 Oversight

3. In executing its mandate, the Committee oversees the following Government Ministries and Departments namely: The Ministry of Environment and Forestry; The Ministry of Water & Sanitation and Irrigation; The State Department for Wildlife; and The State Department for Mining.

1.3 Members of the Committee

4. The Committee comprises the following Members:

Chairperson
The Hon. Kareke Mbiuki, M.P.
MP for Maara Constituency
Jubilee Party

Vice Chairperson
The Hon. Sophia Abdi Noor, M.P.
MP for Ijaara Constituency
Party of Development and Reforms (PDR)

Members

Hon. Benard Masaka Shinali, M.P. MP for Ikolomani Constituency
Jubilee Party

Hon. David Kangogo Bowen, M.P.
MP for Marakwet East Constituency
Jubilee Party

Hon. Francis Chachu Ganya, M.P.
MP for North Horr Constituency
Frontier Alliance Party (FAP)

Hon. Ali Wario Guyo, M.P.
MP for Garsen Constituency
Wiper Party

Hon. George Macharia Kariuki, M.P.
MP for Ndia Constituency
Jubilee Party

Hon. Charity K. Chepkwony, M.P
MP for Njoro Constituency
Jubilee Party

Hon. Simon Nganga King'ara, M.P.
MP for Ruiru Constituency
Jubilee Party

Hon. Peter Kimari Kihara, M. P.
MP for Mathioya Constituency
Jubilee Party

Hon. Benjamin Dalu Tayari, MP.
MP for Kinango Constituency
Orange Democratic Movement (ODM)

Hon. Charles Ong'ondo Were, M.P.
MP for Kasipul Constituency
Orange Democratic Movement (Odm)

Hon. Nasri Sahal Ibrahim, M.P.
MP - Nominated
Forum for Restoration of Democracy-K

Hon. Rozaah Buyu. M.P.
MP for Kisumu County
Orange Democratic Movement (ODM)

Hon. Said Hiribae, M.P.
MP for Galole Constituency
Forum for Restoration Of Democracy– K

Hon. Hassan Oda Hulufo, M.P. MP for Isiolo North Constituency
Kenya Patriots Party (KPP)

Hon. Amin Deddy Mohamed Ali, M.P.
MP for Laikipia East Constituency
Jubilee Party

Hon. Rehema Hassan, M.P.
Tana River County

Maendeleo Chap Chap Party (MCC)

Hon. (Eng.) Paul M. Nzengu, M.P.
MP for Mwingi North Constituency
Wiper Party

1.4 Secretariat

5. The Committee is serviced by the following Members of Staff:

Ms. Esther Nginyo
Second Clerk Assistant
Lead Clerk

Mr. Dennis Mogare Ogechi
Second Clerk Assistant

Mr. Sydney Lugaga
Legal Counsel I

Mr. Fredrick Muthengi
Chief Fiscal Analyst

Mr. Eugene Apaa
Research Officer III

2.0 INTRODUCTION

2.1 Historical Background on Excision of Ngong Road Forest

6. [1]Ngong Road Forest was gazette as forest reserve as per proclamation No. 44 of 1932 and covered an area of 2,926.6 hectares. It was declared as a central forest under legal Notice No. 174 of 20th May, 1964. Various excisions have taken place over the years for public and private developments. Some of the beneficiaries include Lenana School, Extelcoms, the War Cemetery, Kenya Science Teachers College, St. Francis Anglican Church, PCEA Mugumoini, Langata Cemetery, Meteorological Department and the ASK Showground. By 1978, the forest covered an area of 1,328.2 hectares.

7. In 1996, a title deed: Grant No. I.R. 70244 was issued to the Permanent Secretary, Treasury to hold in trust for the Permanent Secretary, Ministry of Environment and Natural Resources. This left out an area covering 339.8 hectares from the original forest area of 1,328.8 hectares.

8. In 1996, the title was surrendered to the Commissioner of Lands and a leasehold title deed: Grant I.R. 81938 for an area of 538.2 hectares issued to the Permanent Secretary, Treasury to hold in trust for Ngong Road Sanctuary. This again left out an area of 450 hectares from the title issued in 1996. In total, an area of 789.8 hectares was left outside the boundaries of the Ngong Road Forest. The land excluded from the title was allocated to private developers some of whom have since transferred it to other third parties.

9. In accordance to the law in force then, the Forest Act, 1942, the Minister for Environment, Mr. Francis Lotodo vide legal Notice 44 in Kenya Gazette No. 16 0f 1998 dated 23rd March, 1998, altered the boundary of the Ngong Forest Reserve so as to exclude the land measuring approximately 53.69 hectares. In this regard, Boundary Plan No. 175/368 dated 10th December, 1997, showed excision of approximately 53.68 hectares from the Ngong Road Forest. After the gazettement, a survey map was issued by the Survey of Kenya Office delineating the boundary of these estates showing that property L.R. 23256 is subject of the Legal Notice No. 44 in the Kenya Gazette No. 16 of 1998.

10. On 2nd January, 1998, the then Minister for Environment and Natural Resources, Hon. Henry Kosgei published a notice expressing the Government's intention to alter the boundaries of Ngong Forest to exclude the area measuring 53.68 hectares. The intention of the notice was to allow for any objections to be raised by any persons against the intended excisions. The Minister gave a 28-day notice in accordance with Section 4(2) of the Forest Act, Cap 385. The intended excision as per the Notice was to be effected from LR No. 23056 on the eastern boundary and in particular as set out in Survey Plan No. 175/368.

[1] Extracts from the Ndungu Land Report on the Ngong Road Forest.

11. On 23rd March, 1998, the Hon. Francis Lotodo, the then Minister for Natural Resources, published a notice in the Kenya Gazette, in exercise of his powers under Section 4 of the Forest Act, Cap 385 altering the Boundaries of Ngong Forest Reserve by excising a portion of 53.68 hectares. The effect of this Notice was to conclude the process which had been commenced by Hon. Henry Kosgey.

12. This latter gazette Notice effectively altered the boundaries of the forest and the legal process of excision was concluded. The law required before a declaration is made, a notice of the intention to make the declaration is made by the Minister in the Gazette. Following the conclusion of the boundary alteration process, the land in question acquired the status of 'unalienated government land' within the meaning of the Government Lands Act.

2.2 Legal Regime Regulating the Degazettement or Excision of Forest Land in Kenya since 1932

13. Degazettement is defined as loss of a legal protection of a protected area[2]. In Kenya, degazettement or excision of forest has been regulated by the following legislations: The Forest Act, Cap 385 of 1942, the Forest Act, Cap 385 of 2005 and the Forest Conservation and Management Act No. 34 of 2016.

14. The Forest Act, Cap 385, enacted on 1st March, 1942: This repealed act regulated the establishment, control and regulation of central forests, forests and forest areas in Nairobi area and on unalienated government land. Section 4(1) provided that the Minister could issue a notice in the Gazette to declare any unalienated government land to be a forest area, declare the boundaries of a forest and from time to time alter those boundaries. The Minister was required to publish a twenty-eight days' notice of the intention to make the declaration.

15. The Forest Act, Cap 385, enacted on 18th November, 2005: The repealed Act provided for the establishment, development and sustainable management, including conservation and rational utilization of forest resources for the socio-economic development of the country. Section 28 of the repealed provided that any person could present a proposal by way of a notice to vary the boundaries of a State or a local authority forest or to declare that a forest shall cease to be a State or a local authority forest. The Kenya Forest Service was however empowered to recommend the proposal where the criteria set out in the Act were met and subsequently approved by a resolution of Parliament.

16. The Forest Conservation and Management Act No. 34 of 2016 is the subsisting Act giving effect to Article 69 of the Constitution with regard to the forest resources. Section 34 of the Act empowers any person to submit a Petition to Parliament, to recommend a proposal to vary the boundary or revoke registration of a public forest.

[2] https://en.wikipedia.org/wiki/Protected_area_downgrading,_downsizing,_and_degazettement

The petition must meet the following threshold: that it be approved by the Cabinet Secretary responsible for matters relating to the forest; be subjected to an independent Environmental Impact Assessment and public consultation; the petition must also be supported by a resolution by the relevant Committee of Parliament and majority of the Members of the National Assembly and consequently be published by a notice in the gazette by the Cabinet Secretary.

2.3 The Petition on the Alleged Demolition of Houses and Repossession of Land within Langata Constituency.

17. The petition regarding the alleged demolition of houses and repossession of land within Langata Constituency was presented to the House by Hon. Nixon Korir, MP on behalf of the residents of Sunvalley Phases I, II, and III, Royal Park Estate, Shalom Estate, Forest View Estate within Mugumoini Ward of Langata Constituency on 30th June, 2020. The petition was anchored on Article 119 of the Constitution that grants the Parliament to consider any matter within its authority, and Article 94(2) of the Constitution that grants the National Assembly power to resolve issues of concern to the people.

18. The petitioners pointed out that over 6,000 households occupied the said estates for over 20 years having acquired their property for value. Various government and public institutions such as the Prisons Department, Dog Unit Section, schools, hospitals, churches, mosques and other amenities are situated within the said estates. Further, the government provided the estates with common utility services to the residents' properties such as water and sewerage, electricity, paved roads among other facilities. The residents, while developing their properties within the said estates, had obtained the requisite approvals and had been granted by the government. They have also been paid the requisite fees and charges chargeable on their properties to the county and National Governments.

19. The Government vide Legal Notice No. 44 of 1998 had altered the boundary of Ngong Forest Reserve which formed the said estates. However, the pronouncements of 2nd June, 2020 by the Cabinet Secretary for Environment and Forestry declaring the estates as part of the forest had caused a lot of anxiety to the residents. The Kenya Forest Service officers have since been patrolling the estates, issuing threats of fencing in the residents, causing panic and anguish to the property owners. The government had not challenged the legality of the Legal Notice No. 44 of 1998 in court. The Petitioners therefore prayed that the Departmental Committee on Environment and Natural Resources pursuant to Standing Order 216 (5) (a):

    a. Intervenes by instructing the Cabinet Secretary for Environment and Forestry to follow the due process of the law and get the proper information and proper map from the Ministry responsible for matter related to lands;

b. Intervenes by instructing the Cabinet Secretary for Environment and Forestry to desist forthwith from pursuing his intention to illegally reclaim privately owned land, on which the afore cited estates stand;

c. Intervenes to ensure that the Cabinet Secretary for Lands does protects the sanctity of title deeds that the residents hold for their legally acquired land; and

d. The Kenya Forestry Department to stop harassing and causing unnecessary anxiety to the residents of these estates

3.0 SUBMISSIONS

20. The Petition regarding the alleged demolition of houses and repossession of land within Langata Constituency was committed to the Committee for consideration pursuant to Standing Order 227. Consequently, the Committee held Sittings with the Petitioners and the Ministry of Environment and Forestry to deliberate on the matters canvassed in the petition with a view to responding to the prayers sought. The evidence adduced is recorded hereunder:

3.1 Submission by the Petitioners

21. The Hon. Nixon Korir, MP, on behalf of the petitioners, appeared before the Committee on Thursday 2nd July, 2020 and submitted that a substantial number of Langata Constituency residents in Sunvalley Estates, Royal Park Estate, KMA Estate, Shalom Estate and Forest View Estate, had acquired and developed properties through bank financing, SACCOs, public sector mortgage schemes, retirement benefits and lifetime savings. However, the residents were subjected to unwarranted harassment and bad publicity by the agents of government through careless utterances that these properties were situated in Ngong Forest.

22. The Government through the Ministry of Lands had issued the residents of the said estates with valid title deeds. The Financial Institutions were charging these title deeds and issued the residents with valid transaction documents.

23. Following the unwarranted threats by the Cabinet Secretary for Environment and Forestry on or around 2nd June, 2020, there was continuous aerial and physical surveillance of the area by the Kenya Forest Service (KFS) Team. The KFS Team has been issuing verbal warning on their intention to fence off the main gate to the estates, with the intentions of denying the residents access to their premises or fencing them in.

24. The said estates comprised approximately two thousand plots issued with title deeds by the Ministry of Lands. Over 90% of these plots had been occupied by approximately 6,000 households with over 20,000 people living in them.

25. Within the said estates, there are also schools, churches, hospital, mosque, Prisons Department, Dog Unit Section and other public amenities.

26. The St. Mary's Hospital which is situated within the said estates attends to over 2,000 residents of Langata and Kibra Constituencies per day, as well as other patients referred from other hospitals especially the mother and baby section of the Hospital. If demolished, there would be untold suffering for the residents of these constituencies.

27. On 23rd March, 1998, the then Minister for Environment, Mr. Francis Lotodo altered the boundary of Ngong Forest to exclude the land occupied by Sunvalley Estates, Royal Park Estate, KMA Estate, Shalom Estate and Forest View Estate vide Legal Notice No. 44 carried in the Kenya Gazette Supplement No. 16 of 1998.

28. The Boundary Plan No. 175/368 dated 10th December, 1997 outlined the excision of approximately 53.68 hectares from the Ngong Forest.

29. After gazettement, a survey map was issued by the Survey of Kenya Office delineating the boundary of the said estates showing the property L.R. 23356, which was the subject of Legal Notice No. 44.

30. The then Minister Lotodo undertook the process of alteration of the forest boundaries in accordance with Section 4 of the Forest Act, Cap 385.

31. The process of acquiring property is clear. Once an individual does a search at the Ministry of Lands and is cleared, then the individual has no other reason to doubt the authenticity of the information. There is no other place to verify the authenticity of the land information.

32. The law gives an absolute and indefeasible title to the owner of the property. Such is the sanctity bestowed upon the title holder under the Land Act. The Act is meant to give such sanctity of title, otherwise the whole process of registration of title and the entire system in relation to the ownership of property in Kenya would be placed in jeopardy.

33. The indefeasibility of title is the basis for land registration. The State maintains a Central Register of Land Title Holdings which is deemed to accurately reflect the current facts about a title. The person whose name is recorded on the register holds guaranteed title to the property. Issuance of titles by the State therefore means that the State guarantees the accuracy of the register, and should protect its citizens' right to own property.

34. The petitioner then urged the Committee to order the Cabinet Secretary for Environment to stop interfering with legally acquired private property forthwith. He also urged the Committee to intervene to ensure that the Cabinet Secretary for Lands protects the sanctity of title deeds that the residents held for the legally acquired land. He further urged the Committee to stop the Kenya Forest Department from harassing and causing unnecessary anxiety to the residents of the said estates.

3.1.1 Submissions by the Sunvalley Estates Residents

35. The representatives of the Sunvalley Estates appeared before the Committee on Thursday, 2nd July, 2020 in their support to the petition. They submitted that it had been 22 years since the excision of the 53.68 hectares was effected from L.R. No. 23056 on the Eastern Boundary as was set out in the Survey Plan No. 175/368 in line with Section 4 of the Forest Act, Cap 385.

36. The land was then allocated by the Ministry of Lands through the Office of the President or the Commissioner of Lands exercising delegated powers of the President

under the Government Lands Act. The residents were however not aware of how many allotments were issued then and to whom.

37. In due course, the residents bought portions of the said properties and built houses on them and resided therein. A majority of the residents have been financed by the banks, SACCOs, and Mortgage Schemes to develop their properties.

38. The residents had their title deeds issued to them in the regular manner. They have also used the titles in the regular manner such as charging to banks, buying, selling and leasing land as well as building on the land under the said titles. They have also paid land rates, stamp duties and other government fees whenever there are transactions on the said properties.

39. The residents therefore believed in the sanctity of their titles as they did their due diligence before acquiring their lands. Their financiers also did their own due diligence before financing the purchase or construction for the said properties. The financiers hired a team of professionals; valuers, lawyers, architects, surveyors with the sole intention of satisfying that the titles were legitimate. The Ministry of Lands had also not complained about the said titles.

40. The Estates are part of the larger community in generating wealth and also access to economic gain to the residents of Kibera and Otiende through consumption of various goods and services in form of labour and employment. This is estimated at 1.8 million man-hours worth Kshs. 1.2 billion in value per annum.

3.1.2 Submissions by the Royal Park Estate Residents

41. The Royal Park Estate Residents representative on behalf of 750 families appeared before the Committee on Thursday, 2nd July, 2020 in support of the petition. They submitted that their Estate was lawfully excised from Ngong Road Forest pursuant to Section 4 of the Forest Act, Cap 385.

42. In 2002, the Government of Kenya, through the Treasury, initiated a plan to compulsorily acquire land in Royal Park Estate in order to expand the cemetery, which was not actualized due to funding constraints. This is a clear indication that this land was clearly private.

43. The Royal Park Estate was first started as an establishment in 2004, when the first houses were built. The residents took appropriate due diligence, including undertaking searches at the Lands Registry. This is the basis of which they obtained sovereign guarantees from the government that the land was legally available for private acquisition.

44. Many of the land parcels and houses had changed ownership severally. All the residents had valid titles to their lands with a significant number of the titles charged to banks from whence the residents obtained mortgage facilities.

45. The residents had paid significant amounts of stamp duties estimated at Kshs. 375 million and fees for city planning approvals estimated at Kshs. 66 million. The members of this community had also paid more than Kshs. 45 million over the last two decades as land rates to the city authorities.

46. The estate is home to about 750 families and its estimated worth is Kshs. 22.8 billion. The estate has 460 houses with an estimated value of Kshs. 18.4 billion.

47. The estate provided direct and indirect employment to over 1,200 Kenyans on a daily basis, including 700 construction workers. In 2019, the estate provided direct and indirect employment at household level estimated at 3.5 million man-hours injecting Kshs. 220 million into the neighbouring low income communities.

48. For more than a decade, the estate has been a quiet home to hundreds of Kenyan families, most of them professionals in various fields. The Community has not only contributed to the national coffers, it has also spent significant sums in fencing their boundaries with the Ngong Road Forest and the Langata Cemetery without asking for rebates. The Community has also planted thousands of indigenous vegetation as a way of contributing to the climate change mitigation and carbon sinks.

49. However, the pronouncement by the Cabinet Secretary for Environment and Forestry on 2nd June, 2020, and the subsequent surveillance of the area by the Kenya Forest Service officers had caused undue stress on the Estate's residents, especially on the more vulnerable, including the dozens of pensioners, who have toiled the best part of their years for their country, and who had invested their life savings on their retirement homes.

3.1.3 Submissions by the Langata Gardens Apartments Residents

50. The representatives of the Langata Gardens Apartments Residents appeared before the Committee on behalf of 128 families in support of the Petition on Thursday, 2nd July, 2020. They submitted that the apartments were located within Otiende/St. Mary's area opposite the Langata Women's Maximum-Security Prison.

51. Before the development of the housing units commenced, a 99-year lease in respect to the said property was issued on 1st July, 1993 under I.R. No. 63081 and designated L.R. No. 18591/9. Following the acquisition of the said parcel of land, transfer was effected to Langata Gardens Limited and registration made at the Lands Office on 21st November, 2008.

52. The Langata Gardens Limited sought, made payments to government agencies and was issued with relevant government approvals including, Environmental Impact Assessment License, Physical Planning Approvals, Occupation Certificate among others.

53. Upon completion of the construction of the apartment units, they were placed for sale to members of the public at varied rates based on the size of the units. Various due diligence exercise were undertaken during the purchase transaction with the government, through the Ministries of Lands and Housing confirming through search certificates, validity and legitimacy of the titles.

54. The Government received and continues to demand and receive revenue from residents and public from the estate development. It is estimated that a sum of Kshs. 63,584,000 has so far been paid to the Government. The property is currently valued at Kshs. 1.696 billion.

55. Most of the purchasers of the Langata Gardens Apartment units took loans from commercial banks. They have over the years continued to repay these loans together with high interest rates imposed by the banks. The loans by the banks advanced to the developers and the purchasers were issued on the assurance and guarantee of the title issued by the government.

56. The estate is connected to water supply and sewerage services by the Nairobi City Water and Sewerage Company. It is also connected to the power grid supplying electricity. The Ministry of Lands and Physical Planning has been collecting Stamp Duty Payments and undertaking registration of transfers over Langata Gardens Apartments.

57. Many of the apartment owners within Langata Gardens Apartment are first time home buyers and have heavily borrowed from the financial institutions. Additionally, there are also a few retirees who have invested their life-savings into the apartments and have no major alternative source of livelihood. Demolition of the development would therefore cause untold emotional and psychological trauma to the home owners.

58. Following the pronouncements by the Cabinet Secretary for Environment and Forestry, some tenants had issued notices to their landlords intending to vacate the premises. The home owners are also anxious that the value of their properties would drop due to that pronouncement.

59. The existence of the estate has been providing a source of livelihood to many businesses, small and medium size fruits and vegetable vending businesses within Kibera and Otiende areas, provision of employment to security guards, domestic workers, cleaning companies, garbage collection companies, water suppliers among others. These businesses are likely to be affected, should the government effect the demolition threats.

3.2 Submission by the Cabinet Secretary, Ministry of Environment and Forestry.

60. Mr. Keriako Tobiko, CBS, SC, Cabinet Secretary, Ministry of Environment and Forestry appeared before the Committee on Monday 13th July, 2020 to respond to the issues raised in the petition on the alleged demolition of houses and repossession of land in Langata Constituency.

61. Before making his submissions, he brought to the Committee's attention that KMA Estate Residents, who were among the Petitioners in the Petition to Parliament, had taken the Ministry of Environment and Forestry to the Environment and Land Court through Petition No. ELC 20 of 2020. The Petition sought for restraining orders prohibiting the respondent from alienating, trespassing, entering into, evicting, demolishing, harassing or in any other way interfering with the petitioners' quiet possession. He sought the Committee's guidance on the sub judice rule in regards to his presentation to Parliament. The Committee in its ruling as guided by Standing Order 89, and Speaker's Ruling of 10th September, 2009 on the Sub judice Rule, noted that the matter in the petition was of national importance and therefore invited the Cabinet Secretary to make his presentation. The Committee however noted that, any matter touching on the residents of KMA Estate would not be deliberated upon as they had their petition pending before the court in contravention of Standing orders 223(g)

62. In his submission, the Cabinet Secretary stated that the Ngong Road Forest Reserve was gazette in 1932 vide Proclamation No. 44 of 30th April, 1932. At the time of proclamation, the Ngong Road Forest Reserve covered an area of 2,929.6 hectares (7,239 acres).

63. The Ngong Road Forest Reserve was declared a Central Forest Vide Legal Notice No. 174 of 20th May, 1964, measuring approximately 1,506.88 hectare (3,722 acres). This figure was amended by a number of Proclamation and Legal Notices reducing it to 1,328.74 hectares (3,283.32 acres) as at 1978 having been reduced by the degazettements that occurred before this declaration.

64. Degazettements undertaken in the Ngong Road Forest between 1932 and 1978 cumulatively totaled to 1,600.86 ha (3,955.63 acres).

65. There were excisions of Ngong Road Forest for public purposes; however, they were not formally degazetted and remained as parts of the forest. These include: Nairobi Women Prison, Police Dog Unit, Kenya Broadcasting Corporation, Bomas of Kenya, Wildlife Clubs of Kenya and International Centre of Insect Physiology and Ecology (ICIPE).

66. Over time, several parcels of land in the un-degazetted forest area of Ngong Road Forest Reserve were illegally and fraudulently allocated to various individuals, companies and other entities and purported titles in respect thereof issued. There are about 207 illegal beneficiaries of these allocations. The illegal beneficiaries included companies, and firms that intended to conceal the true identities of the individuals behind them and real beneficiaries of illegal allocations. Official searches undertaken at the Companies and Lands Registries had not unearthed the actual beneficiaries of most of these illegal allocations.

67. The Langata Women Prison, which originally was 34 acres and was reserved for Nairobi Prison, and is still part of the un-degazetted forest reserve, was illegally and

fraudulently allocated to three allottees namely; Arladyks Investments Limited, Priscot Company Limited and Mr. Onesmus Ngunjiri, who subsequently subdivided, sold and transferred to 3rd parties, a number of whom have since constructed and/or built on it. This had given rise to a number of residential estates (KMA Estate, Langata Gardens, Langata View and Shalom Estates) and a Hospital (St. Mary's Hospital).

68. Similarly, Forest View Estate lying between the Dog Section and the Southern Bypass was illegally and fraudulently established within the undegazetted portion of Ngong Road Forest Reserve.

69. There are other illegal transactions that had been undertaken on Ngong Road Forest; in 1996, a freehold title deed Grant No. I.R. 70244 and L.R. No. 4422 was issued to the Permanent Secretary, Treasury to hold in Trust for the Permanent Secretary, Ministry of Environment and Natural Resources with an area of 988.82 hectares (2,443.37 acres) leaving out an area of 1,324.98 hectares (3,274.03 acres) as at 1978.

70. In 1999, the Title No. I.R. 70244 was surrendered to the Commissioner of Lands and a Leasehold Title Grant No. I.R 81938 for an area of 538.4 hectares (1,330.39 Acres) was issued to the Permanent Secretary, Treasury to hold in trust for the Ministry in charge of Environment and Natural Resources leaving out an area of approximately 450.42 hectares (1,112.99 acres) from the gazette area of 1,324.98 hectares (3,274.03 acres) as at 1978.

71. The illegal transactions of titling the forest through Grant No. I.R. 70244 and I.R. 81938, an area of approximately 789.8 hectares (1,951.6 acres) was omitted from the original official area being 1,324.98 hectares (3,274.03 acres). This omitted area is unaccounted for to date.

72. In the case of Seneca Holdings Ltd, which was alleged to have been one of the illegal beneficiaries of the land within Ngong Road Forest Reserve, the Company had since written to the Ministry denying that it had ever been allocated or owned any parcel of land within the forest.

73. Neither the President, nor the Commissioner of Lands, or any other person had powers to allocate or purport to allocate any part of the gazette forest land. All gazetted public forests cannot be legally allocated to an individual, company or any other entity by the President or Commissioner of Lands, unless such forest land had been lawfully degazetted in strict compliance with the Forest Act. Any such purported allocation is illegal and unlawful and the resultant purported titles are illegal, invalid and null and void ab initio.

74. Further, any subsequent sale, disposal and/or transfer of any such illegal and invalid titles will not confer to the third party any legal/valid property ownership, rights, and/or interest recognized in law.

75. Whereas Article 40(1) guarantees the protection of the right to property, Article 40(6) exempts any property found to have been unlawfully acquired from protection under Article 40(1).

76. In the case of all the illegal invalid titles purportedly issued in and/or over the undegazzetted forest areas in Ngong Road Forest, all such purported titles were found the by Commission of Inquiry into the Illegal and Irregular Allocation of Public Land (2003/2004) to be illegally acquired, invalid and null and void ab initio. There is no record that this finding was ever challenged and/or set aside by a court of competent jurisdiction.

77. Furthermore, at the commencement of its work, the Ndungu Land Commission did issue a Public Notice dated 12th September, 2003 cautioning members of the public against acquiring, developing, disposing off, or otherwise encumbering and alienating any land which had been dedicated or reserved for public purpose, or which had or appeared to have been irregularly or illegally allocated to any person without verifying the authenticity of the title.

78. The Ndungu Land Commission delivered its findings and recommendations in June 2004, and the same has been available and widely circulated to the public. In this regard, every member of the public, every financial banking institution, and every person offering professional advisory services relating to land transactions is deemed to have Notice of the content of the said Report.

79. Forests play critical ecological and socio-economic roles. These include; provision of water catchments, biodiversity conservation and climate change adaptation and mitigation among other environmental goods and services.

80. Forests are protected, conserved and sustainably managed for the benefits of all Kenyans, both present and future generations as prescribed in Articles 42, 69, and 70 of the Constitution, and all environment-framework laws, and the Forest Conservation and Management Act, 2016.

81. The Government therefore has a mandatory obligation to protect public forest resources, and as such, the Government shall continue with the reclamation, restoration and protection efforts, until the sanctity and integrity of the forest resources is fully restored.

82. However, if there are any isolated cases of contentious pre-existing historical rights/ancestral claims, such should be addressed within the existing regulatory legal framework.

3.3 Inspection Visit to the Affected Estates.

83. The Committee conducted an inspection visit to the affected estates in Langata Constituency on Tuesday, 11th August, 2020. Among the areas that were visited include: Royal Park Estate, Sunvalley Estate Phases I, II and III, Langata View Apartment, Langata Place, St. Mary's Apartment, St. Mary's Hospital, KMA Estate, Kenya Police Dog Unit, Langata Women's Prisons and Forest Edge Estate.

84. During the visit, the Committee observed that the Royal Park Estate, Sunvalley II and Sunvalley III were situated within the boundaries of the 53.68 Hectares that were allegedly degazetted vide Legal Notice No. 44 of 1998. However, Sunvalley I, Langata View Apartment, Langata Place, St. Mary's Apartment, St. Mary's Hospital, KMA Estate, Kenya Police Dog Unit, Langata Women's Prisons and the Forest Edge Estate were allegedly outside the boundaries of the 53.68 hectares.

85. The Committee also observed that there is a fence that separates the build-up areas of the Royal Park and Sunvalley III Estates from the Ngong Road Forest.

86. It was also observed the residents have massively invested in constructing residential houses, social amenities such as schools, churches and roads. They have also invested in greening up the side walkways with trees, grass and flowers.

3.4 Submission by the Cabinet Secretary, Ministry of Lands and Physical Planning.

87. Hon. Gideon Mungaro, the Chief Administrative Secretary, Ministry of Lands and Physical Planning appeared before the Committee on Monday 12th October, 2020 to respond to the issues raised in the petition on the alleged demolition of houses and repossession of land in Langata Constituency.

88. He noted that Ngong Road Forest was gazetted as a forest reserve vide Proclamation No. 44 of 1932, Proclamation No. 14 of 1933 and Proclamation No. 122 of 1934 covering an area of 2926.6 Hectares. The forest was subsequently declared a Central Forest through Legal Notice No. 174 published on May 20, 1964. There have been excisions of the forestland over the years for public and private use.

89. Legal Notice No. 44 of 1998 excised approximately 53.68 Hectares of the forestland known as L.R No. 23256.

90. A site map prepared by the Ministry for the area of land excised by Legal Notice No. 44 of 1998 that had captured the developments within the area and the adjacent plots included: Sunvalley Phases I, II & III Estates and Royal Park Estate.

91. There were correspondences in the Ministry of Lands records regarding the excision of 34 acres of the forestland for Nairobi Prison are between the then Commissioner of Lands and the Chief Conservator of Forests between 1985 and 1993. The Chief Conservator of Forests approved the excision of 34 acres from the forest reserve in

favour of Nairobi Prison in a letter Ref. FOR 68/7/3/Vol. IV/ (211) dated January 15, 1985 and directed the Survey department to implement the same (**Annexure 5**).

92. By a letter Ref. 6354/IV/101 dated March 10, 1993 the then Commissioner of Lands requested the Commissioner of Prisons to relinquish 20 acres of prison land that was not being utilized. The portion was shown in a plan accompanying the letter (**Annexure 6**).

93. According to a letter Ref. No. L/3/Vol. III/103 dated March 15, 1993; the Commissioner of Prisons relinquished the portion of land requested for residential development (**Annexure 7**). The Commissioner of Lands subsequently instructed the Director of Physical Planning to prepare a Part Development Plan (PDP) for the excision **(Annexure 8)**.

94. A Part Development Plan (PDP) No. 42/8/93/3 was prepared and approved on April 16, 1993 which however was for 34 Acres. The PDP reflected two (2) plots marked 'A' measuring approximately 8.09 hectares and 'B' measuring approximately 5.66 hectares **(Annexure 9).**

95. The Plots "A" and "B" were further subdivided and allocated as follows: Plot A Plot 'A' was subdivided vide approved PDP No. 42/8/93/11 into two plots marked 'A' and 'B' each measuring approximately 4.045 hectares (**Annexure 10**).

96. Sub Plot 'A' was allocated to Arladyks Investments Limited vide letter of allotment Ref. no. 6354/IV/117 dated July 8, 1993 (**Annexure 11**). Upon survey, the plot was issued with Land Reference (LR) No. 18589. The plot was transferred to Jackim Limited and a title issued on February 3, 1994. It was on April 30, 1998 transferred to Kenya Medical Association Housing Cooperative Society (**Annexure 12**) and later subdivided into various sub plots. KMA Estate occupies this parcel.

97. Sub Plot 'B' was allocated to Priscot Company Limited vide Letter of Allotment Ref. 6354/IV/114 dated June 25, 1993 (**Annexure 13).** An application to change the user for the land from open residential to one private dwelling house was approved and a new Letter of Allotment Ref. 151428/6 dated September 12, 1994 was issued (**Annexure 14**). Upon survey, the plot was issued with Land Reference (LR) No. 18590 measuring approximately 3.956 hectares. The plot was later transferred to Gravity Exporters Limited on November 17, 1994 (**Annexure 15**). Gravity Exporters transferred the plot to Assumption Sisters of Nairobi Registered Trustees on March 5, 1999 (**Annexure 16**).

98. The Plot marked 'B' was allocated to Onesmus Kimani Ngunjiri vide a Letter of Allotment Ref. No. 6354/IV/116 dated July 8, 1993 (**Annexure 17**). Upon survey, the plot was issued with Land Reference (LR) No. 18591. An application was made by the Allottee to subdivide the plot into 11 sub plots. The application was approved by the Commissioner of Lands vide his letter Ref. 151579/14 dated June 8, 1994 and an

approved PDP Ref. No. 42/25/94/1 for the subdivision prepared. The sub plots were issued Land Reference Nos. 18591/1-11(**Annexure 18**).

99. The subplots: L.R No 18591/2 measuring approximately 0.1 hectares registered as I.R No. 63385 was on December 15, 2006 transferred to Beige Investments Limited (**Annexure 19**). L.R No. 18591/3 measures approximately 0.1 Hectares L.R. No. 18591/4 measures approximately 0.1 Hectare. L.R No. 18591/5 measuring approximately 0.1 Hectares registered as I. R No. 63080 was on May 10, 2018 transferred to Munah Mburu Kiragu (**Annexure 19a**).

100. L. R No.18591/6 measuring approximately 0.1 Hectares registered as I. R No. 63075 was on July 15, 2003 transferred to Josephat Warui Murage (**Annexure 20**).

101. L.R. No. 18591/7 measuring approximately 0.1 hectares registered as I.R No. 63076 was on March 2, 1995 transferred to Peter Irungu Macharia. On December 22, 2006 the parcel was transferred to Peter Irungu Macharia and Teresia Wanjiru Irungu as joint tenants (**Annexure 21**).

102. L.R No. 18591/8 measuring approximately 0.1 hectares registered as I.R No. 63078 was on March 2, 1995 transferred to Peter Irungu Macharia. On December 22, 2006 the parcel was transferred to Peter Irungu Macharia and Teresia Wanjiru Irungu as joint tenants (**Annexure 21a**).

103. (Shalom Court Estate occupies L. R Nos. 18591/1 to L.R. No. 18591/8).

104. L.R. No. 18591/9 measuring approximately 1.2 Hectares was transferred to Summerset Investments Limited on June 23, 1994 and a title I.R. No. 63081 issued on August 23, 1994 (**Annexure 22**). The plot was later transferred to Langata Gardens Limited on November 21, 2008 (**Annexure 23**). Langata Gardens Estate occupies this plot.

105. L.R. No. 18591/10 measuring approximately 0.52 Hectares was transferred to Samuel Warugo Kimotho vide a transfer dated June 23, 1994 and the title registered as I. R 63079 on August 23, 1994 (Annexure 24). On November 25, 2004, the parcel was transferred to Silverline Limited (**Annexure 25**). Langata View Estate occupies this plot.

106. L.R. No. 18591/11 measuring 3.863 Hectares was transferred to Beauty Wear (Nairobi) Limited vide a transfer dated May 24, 1994 and a title registered as IR No. 62652 issued on July 13, 1994 (**Annexure 26**). On December 21, 2001, the plot was transferred to Assumption Sisters of Nairobi (**Annexure 27**). An application to change the user of the plot L.R. No. 18591/11 from Residential to Mission Hospital and Educational Centre was approved on January 18, 2005 (**Annexure 28**). Upon resurvey, a new LR No. 27229 was issued for the plot, a new title registered as IR 113472/1 issued (**Annexure 28).** St Mary's Educational Centre occupies this plot (**Annexure 29**).

107. The Commissioner of Prison's letter Ref. No. L/3/Vol. III/103 dated March 15, 1993 to the Commissioner of Lands relinquishing the Nairobi Prison land for residential development (**Annexure 7**).

108. On the original ownership status of the land occupied by Sunvalley Phases I, II & III, Royal Park Estate, KMA Estate, Shalom Estate, Langata Gardens and Langata View Apartments is as follows:-Sunvalley Phase I Estate occupies a subdivision of L.R No. 20754 labelled A- F shown in the subdivision scheme plan marked (**Annexure 30**). The sub plots A-F were registered as follows:-Plot A(1.6 Ha) was allocated to Sielei Securities vide a letter of allotment Ref 42885/3 dated September 26, 1995 (**Annexure 31**). Upon survey, the plot was issued L.R. No. 21224.The plot was later transferred to Kenya Building Society Limited and title registered as I.R 75356/1. (**Annexure 32**).

109. Plot B (1.6 Ha) was allocated to Geomann Limited vide a letter of allotment Ref. 42885/5 dated September 26, 1995 (**Annexure 33**). Upon Survey, the plot was issued L.R No. 21223. Plot C (1.6 Ha) no ownership details were provided.

110. Plot D (1.2 Ha) was allocated to Testai Limited vide a letter of allotment Ref 42885/6 dated September 26, 1995. (**Annexure 34**). The plot was later transferred to Kenya Building Society Limited. Upon Survey, the plot was issued L.R. No.21222 and a title registered as I.R 75370 issued. (**Annexure 35**). Plot E (1.6 Ha) Ownership details were not provided.

111. Plot F (1.2 Ha) was allocated to Lelta Enterprises vide a letter of allotment Ref. 175001/9 dated April 18, 1996. Upon survey the plot was issued L.R No. 21219 (**Annexure 36**).

112. Sunvalley Phase II Estate occupies L.R 27024 which was an amalgamation of L.R Nos. 22076-22084. The parcel has since been subdivided into 165 sub plots. **Annexure 37** is a copy of Survey Plan F/R 325/2 & 3).

113. Sunvalley Phase III Estate occupies L.R 29516 which was an amalgamation of L.R Nos. 22085-22090. The parcel has since been subdivided into 105 sub plots. **Annexure 38** is a copy of Survey Plan F/R 381/85 & 86). Both Sunvalley II and III estates were allocated vide approved PDP Ref. 42/08/96/3 dated April 29, 1996 (**Annexure 39**). Sunvalley Phase II Estate (Details of the Plots L.R Nos. 22076-22084 amalgamated to form L.R 27024). Plot L.R No. 22076 Ownership details were not provided.

114. Plot L.R No. 22077 (1.0 Hectares) was allocated to Tanam Enterprises vide letter of allotment Ref. No. 33408/V dated May 22, 1996 (**Annexure 40**). It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22077 and title registered as I.R. 75360/1 on December 23, 1997(**Annexure 41**).

115. Plot L.R No. 22078 (1.0 Hectares) was allocated to Lelta Enterprises vide letter of allotment Ref. No. 33408/V dated May 22, 1996 (Annexure 42). It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22078 and a title registered as I.R. 75369/1 issued on December 23, 1997 (**Annexure 43**).

116. Plot L.R No. 22079 (1.0 Hectares) was allocated to Sunvalley Developers vide Letter of Allotment Ref. No. 33408/V dated May 22, 1996. The plot was issued L.R. No. 22079 upon survey.(**Annexure 44**).

117. Plot L.R No. 22080 (1.0 Hectares)was allocated to Kipkenda Investments vide a letter of allotment Ref. 33408/v dated May 22, 1996.Upon survey, the plot was issued L.R. No. 22080 (**Annexure 45**). It was later transferred to Kenya Building Society Limited and a title registered as I. R 75368/1 issued (**Annexure 46**).

118. Plot L.R No. 22081 (0.4 Hectares) Title was issued to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22081 and a title registered as I.R. 75361/1 issued on December 23, 1997 (**Annexure 46a**).

119. Plot L.R No. 22082(0.4 Hectares) was allocated to Mbimwa Enterprises vide letter of allotment Ref. No. 33408/C dated May 22, 1996 (**Annexure 47**). It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22082 and a title registered as I.R. 75358/1 issued on December 23, 1997 (**Annexure 48**).

120. Plot L.R No. 22083 (0.4 Hectares) was allocated to Jima Investments vide letter of allotment Ref. No. 33408/V dated May 21, 1996 (**Annexure 49**). It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22083 and a title registered as I.R. 75363/1 issued on December 23, 1997 (**Annexure 50**).

121. Plot L.R No. 22084 (0.15 Hectares) was allocated to Basiya Enterprises vide letter of allotment Ref. No. 33408/V dated May 21, 1996 (**Annexure 51**). It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22084 and a title registered as I.R. 75365/1 on December 23, 1997 (**Annexure 52**).

122. Sunvalley Phase III Estate (Details of the Plots L.R Nos. 22085-22090 amalgamated to form L.R 29516).

123. Plot L.R No. 22085 Title I.R. No. 136610/1 was issued to Justus Gitabu Wambutura on April 4, 2012. It was transferred to Sunvalley Developers Limited on December 7, 2012. The parcel was later amalgamated with L.R Nos. 22084-22090 with Sunvalley Developers Limited being issued Title No. 152942 L.R. No. 29516 (**Annexure 52a**). Plot L.R No. 22086 Ownership details were not provided.

124. Plot L.R No. 22087 (0.4 Hectares) was allocated to Sepho Limited vide letter of allotment Ref. No. 33408/V dated May 21, 1996 (**Annexure 53**). Upon survey, the plot was issued L.R. No. 22087 and a title registered as I.R. 71722/1 issued (**Annexure 54**)

125. Plot L.R No. 22088 (1.8 Hectares) was allocated to Kisomok Traders vide a letter of allotment Ref 33408/v dated May 22, 1996 (**Annexure 55**). Upon Survey, the plot was issued L.R. No. 22088. It was later transferred to Kenya Building Society Limited and a title registered as I. R 75366/1 issued on December 22, 2006. The plot thereafter was transferred to Sunvalley developers limited (**Annexure 56**).

126. Plot L.R No. 22089 (1.7 Hectares) was allocated to Sielei Properties vide a letter of allotment Ref. 33408/v dated May 22, 1996. Upon survey, the plot was issued L.R. No.22089 (**Annexure 57**). The plot was transferred to Kenya Building Society Limited and a title registered as I.R 75364/1 issued (**Annexure 58**).

127. Plot L.R No. 22090 (3.2 Hectares) was allocated to Seneca Holdings Limited vide letter of allotment Ref. 33408/V dated May 22, 1996 (**Annexure 59**). It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22090 and a title registered as I.R. 75357/1 issued on December 23, 1997 (**Annexure 60**).

128. Royal Park Estate occupies L.R No.19952 (measuring approximately 32.56 Hectares) allocated to Pillar Amusement Parks Limited. It has since been subdivided into 841 sub plots. **Annexure 61** is a copy of Survey Plan F/R 335/49 – 56 and **Annexure 62** is a copy of the Official Search.

129. Forest View Estate: The ownership details of the land occupied by Forest View Estate were not provided as the Ministry of Lands was yet to complete the process of determination.

3.5 Submission by the Office of the Attorney General

130. The Committee wrote a letter Ref: NA/DCS/ENR/2020(056) (**Annexure 67**) dated 13th August, 2020, to the Office of the Attorney General seeking confirmation on whether the Legal Notice 164 of 2nd January 1998 and 16 of 13th April, 1998 were published in the Kenya Gazette by the Government Printer and authentic. The Office of the Attorney General by a letter Ref: AG/LDD/149/2/1 **(Annexure 67a)** dated 19th August, 2020 confirmed that the said legal notices were published in the Kenya Gazette by the Government Printer and therefore authentic.

4.0 COMMITTEE OBSERVATIONS

131. Pursuant to analysis of the submissions received, the Committee made the following observations:

132. The Departmental Committee on Environment and Natural Resources is mandated under the Second Schedule of the National Assembly Standing Orders No. 216 (f), in relation to forests, to investigate, inquire into, and report on all matters relating to environment management, and conservation of forests. To this end, the Committee supports the agenda of the national government relating to the conservation and management of forests as governed by the Constitution and the laws of Kenya.

133. The Committee observed that between 1933 and 1998, a total of 1,657.42 hectares of the Ngong Road Forest were excised through formal de-gazettement through a total of 24 Proclamations and Legal Notices. 21 Proclamations and Legal Notices were issued under section 4(2) of the repealed Forest Act, Cap. 385 of 1942. A total of 972.04 hectares was lost through the procedure involving allocation and subsequent surrender through the Permanent Secretary, National Treasury and various Government agencies. The notices for de-gazettement were for public purposes. There appears to be no express provision under the repealed Forest Act, Cap 385 outlining the reason for altering the boundaries of a Forest. The practice appears to have been a product of previous excisions. **Annexure 63** is a table matrix of all Proclamations and Legal Notices degazetting portions of Ngong Road Forest.

134. The Committee observed on page 250 of the submission by the Ministry of Environment and Forestry **(Annexure 64)** that in 1996, a title deed: Grant No. I.R. 70244 for land located was issued to the Permanent Secretary, Treasury to hold in trust for the Permanent Secretary, Ministry of Environment and Natural Resources which left out an area covering 339.8 hectares from the original forest area of 1,328.8 hectares.

135. The Committee observed on page 254 of the submission by the Ministry of Environment and Forestry **(Annexure 65),** that in 1996, the title was surrendered to the Commissioner of Lands and a leasehold title deed: Grant I.R. 81938 for an area of 538.2 hectares issued to the Permanent Secretary, Treasury to hold in trust for Ngong Road Sanctuary. This again left out an area of 450 hectares from the title issued in 1996. In total, an area of 789.8 hectares was left outside the boundaries of the Ngong Road Forest. The land excluded from the title was allocated to private developers some of whom have since transferred it to other third parties.

136. The Committee observed that the estimated collective value of the development and the land degazetted is approximately 43 billion Kenya shillings. **Annexure 66** is a table matrix of all Langata Area Affected Estates and Investments/ Properties.

137. The Forests Act (repealed), Cap 385, was enacted on 1st March, 1942. The repealed Act was in force from 1st March, 1942 to 1st February, 2007.The repealed Act was enacted to regulate the establishment, control and regulation of Central

Forests, forests and forest areas in the Nairobi Area and on unalienated Government lands. Section 4(1) of the repealed Act provided that the Minister had the power to declare that a forest area shall cease to be a forest area. Further, it stipulated that before a declaration is made to declare that a forest area shall cease to be a forest area, twenty-eight days' notice of the intention to make the declaration shall be published by the Minister in the Gazette.

138. On 2nd January, 1998, the then Minister for Environment and Natural Resources, Hon. Henry Kosgei published a notice expressing the Government's intention to alter the boundaries of Ngong Road Forest to exclude an area measuring 53.68 hectares. This was to give a 28-day notice as was required by the repealed Forest Act, cap 385. On 23rd March, 1998, the Hon. Francis Lotodo, the then Minister for Natural Resources, published a notice in the Kenya Gazette, (via Legal Notice no. 44 under Kenya Gazette Supplement no 16 of 3rd April, 1998) in exercise of his powers under Section 4 of the Forest Act, Cap 385 (repealed) 1942 altering the boundaries of Ngong Road Forest Reserve by excising a portion of 53.68 hectares. The Gazette Notices aforementioned were tabled before the Committee. (See page 28 of annex 3 of the submission from the Ministry of Environment and Forestry).

139. The Committee observed that the law relating to declaration that a forest area shall cease to be a forest area was followed with respect to the area of 53.68 hectares and was excised in accordance with section 4 of the Forest Act Cap 385 of 1942.

140. The Committee observed that the subdivision and issuance of title deeds for the land in the Ngong Road Forest commenced as early as 1993 as regard to the 34 acres. The Committee further observed that the issuance of title deeds for the 53.68 hectares commenced in 1996. The gazettement of Legal Notice 44 of 1998 degazetting the 53.68 hectares appears to have been issued with the intention of regularizing the process of degazettement of the said land, as required by Section 4(1) of the Forest Act Cap 385 of 1942(repealed).

141. Submissions were tabled to the effect that KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, and Forest Edge View Estate were established on 34 acres of land yet to be excised in favour of Langata Women Prison, the Police Dog Unit, Bomas of Kenya, Kenya Broadcasting Corporation, Wildlife Clubs of Kenya and International Centre of Insect Physiology and Ecology (ICIPE) and was yet to be formalized as required under section 4 of the repealed Forests Cap 385 as enacted on 1st March, 1942.

142. The Committee observed that the Ministry of Environment and Forestry tabled excerpts from a 'Report of the Land Commission of Inquiry into the Illegal or Irregular Allocation of Land 2004' to demonstrate excision of Forestland made contrary to the repealed Forests Act, Cap 385.

143. The Committee observed that the aforementioned report recommends on page 174, paragraph (h)(2) that: 'where the Forestlands have been substantially developed

whether by the original allottee or third party, such that they cannot be restored to their original purpose, titles thereto should nonetheless be revoked (given their inherent illegality). The Government may however issue new titles to the current registered proprietors upon new terms and conditions. Provided that where the Government decides to issue new titles, all requirements of Planning and Environmental Legislation must be strictly complied with.'

144. Submissions tabled before the Committee, indicate that the residents of Sunvalley I, II, & III Estates, Royal Park Estate, KMA Estate, Shalom Estate and Forest Edge View Estate had occupied the area in question for over two decades. The existence of these estates has been contributing to the economic activities of the area. Many residents from the surrounding informal settlement area earn a living from these estates in form of small businesses establishments. The estate is also home to many professionals in both public and private sectors.

145. Submissions tabled before the Committee, indicate that the land in question has changed ownership severally. The subsisting land owners are first time home owners, who are servicing bank loans and mortgages from various institutions. With the National Government's big four Agenda on Housing, there is need to protect these homeowners, some of whom are pensioners who have invested their life-time savings in building homes in the area.

146. To this end, the Committee observed that KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, and Forest Edge View Estate, Langata Women Prison, the Police Dog Unit, Bomas of Kenya, Kenya Broadcasting Corporation, Wildlife Clubs of Kenya and International Centre of Insect Physiology and Ecology (ICIPE) are located on Forestland that has been substantially developed by the original allottee or third parties, in a manner that they cannot be restored to their original purpose.

147. The Committee observed that the law relating to declaration that a forest area shall cease to be a forest area with respect to the area of land upon which KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, and Forest Edge View Estate, should be complied with and the land should be excised pursuant to the provisions of section 34 of the Forest Conservation and Management Act, no. 34 of 2016 to support the realization of the National Government's Big Four Agenda on Housing.

148. The Ministry of Environment and Forestry tabled submissions indicate that several forest lands had been degazetted over time for private gain. The Committee observed that the Ministry of Environment and Forestry has not taken any step or action to repossess such land. These forest land included: Legal Notice No. 3 of 1978 with an excision of 3.742 hectares in the Ngong Forest; Legal Notice No. 302 of 1993 with an excision of 5.9 hectares in Karura Forest; Legal Notice No. 79 of 1997 with an excision of 82 hectares in the Ngong Forest, and Legal Notice 97 of 1997 with an excision of 85 hectares in Karura Forest.

149. The Ministry of Lands tabled submissions outlining the history of the 34 acres of land where KMA, Estate, Shalom Estate, Langata View Estate, Langata Garden Estate, St. Mary's Hospital and Forest View Edge Estate are located. The ministry tabled correspondences regarding the excision of 34 acres of the forestland for Nairobi Prison between the then Commissioner of Lands and the Chief Conservator of Forests between 1985 and 1993. The ministry tabled correspondences regarding the excision of 34 acres of the forestland for Nairobi Prison between the then Commissioner of Lands and the Chief Conservator of Forests between 1985 and 1993.

150. The Ministry of Lands tabled correspondences regarding the excision of 34 acres of the forestland for Nairobi Prison are between the then Commissioner of Lands and the Chief Conservator of Forests between 1985 and 1993. The Chief Conservator of Forests approved the excision of 34 acres from the forest reserve in favour of Nairobi Prison in a letter Ref. FOR 68/7/3/Vol. IV/ (211) dated January 15, 1985 and directed the Survey department to implement the same (Annexure 5). By a letter Ref. 6354/IV/101 dated March 10, 1993 the then Commissioner of Lands requested the Commissioner of Prisons to relinquish 20 acres of prison land that was not being utilized. The portion was shown in a plan accompanying the letter (**Annexure 6**).

151. According to a letter Ref. No. L/3/Vol. III/103 dated March 15, 1993; the Commissioner of Prisons relinquished the portion of land requested for residential development (Annexure 7). The Commissioner of Lands subsequently instructed the Director of Physical Planning to prepare a Part Development Plan (PDP) for the excision (Annexure 8). A Part Development Plan (PDP) No. 42/8/93/3 was prepared and approved on April 16, 1993 which however was for 34 Acres. The PDP reflected two (2) plots marked 'A' measuring approximately 8.09 hectares (19.99 acres) and 'B' measuring approximately 5.66 hectares (13.99 acres) (Annexure 9). The Committee observes that there is a need for the Ministry of Lands to establish the acreage and secure the land where Langata Women's Prison is located.

152. The Ministry of Environment and Forestry, and the Ministry of Lands tabled submissions that revealed that Langata Women's Prison was allocated 34 acres. The said 34 acres were later allocated and titles issued to Alardyks Investments Ltd, Priscot Company and Mr. Onesmus Ngunjiri. The Committee resolved that the procedure was illegal and fraudulent. However, The Committee did not have the opportunity to receive submissions from the person named as allottees.

153. The Ngong Road Forest land has since changed hands to third and fourth buyers, who may have innocently bought land from the original owners who acquired it before due process of degazettement was done in respect to the 34 acres.

154. The Committee observed that Section 4 of the repealed Forest Act Cap 385 of 1942 did not contain a requirement to state the purpose for which forest land was being degazetted. This appeared to have led to the abuse of publishing such gazette

notices to favour certain well-placed individuals to acquire forest land for private gains.

155. Submissions tabled by the Ministry of Environment and Forestry indicate that the Nairobi Women Prison (Langata), Police Dog Unit, Kenya Broadcasting Corporation, Bomas of Kenya, Wildlife Clubs of Kenya and the International Centre of Insect Physiology and Ecology (ICIPE) are some of public/government institutions that have been allocated forest land that has not been degazetted. There is need to ensure that land on which these institutions occupy is surveyed, documented and that the Kenya Forest Service enters into lease agreement with the said institutions.

156. The Committee observed that the Ministry of Environment initiated the degazettement of part of the Ngong Road Forest vide Legal Notice No. 44 of 1998 under Section 4 of the repealed Forest Act (Cap 385 of 1942). The same Ministry of Environment as constituted today was contesting the validity of the Legal Notice No. 44 of 1998 raising concerns on the general appreciation and application of the principle of collective responsibility of Cabinet on decisions and accountability as enshrined under Article 153 of the Constitution.

5.0 COMMITTEE FINDINGS AND RECOMMENDATIONS

157. Pursuant to analysis of the prayers of the petitions, the directions of the Speaker as captured on pages 16 and 17 of the Hansard dated Tuesday, 30th June, 2020 (**Annexure 68**) and the observations, the Committee makes the following findings and recommendations.

5.1 Findings

158. The Committee finds that the law relating to declaration that a forest area shall cease to be a forest area was followed albeit later, with respect to the area of 53.68 hectares where Sunvalley I, II & III Estates, and Royal Park Estate are located, and was excised in accordance with section 4 of the repealed Forest Act, Cap 385 of 1942.

159. The Committee finds that the law relating to declaration that a forest area shall cease to be a forest area was not followed with respect to the area of 34 acres where KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, and Forest Edge/View Estates are located, and was not excised in accordance with section 4 of the repealed Forest Act, Cap 385 of 1942.

5.2 Recommendations

160. Pursuant to the finding under paragraph 158, the Committee resolves to caution the Ministry of Environment and Forestry to cease issuing threats to the residents, owners or proprietors of developments located within the 53.68 hectares as the law relating to declaration that a forest area shall cease to be a forest area with respect to the aforementioned area was followed.

161. Pursuant to the finding under paragraph 159, the Committee recommends that the law relating to declaration that a forest area shall cease to be a forest area with respect to the area of land upon which KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, Forest Edge View Estate, Langata Women Prison, the Police Dog Unit, Bomas of Kenya, Kenya Broadcasting Corporation, Wildlife Clubs of Kenya and International Centre of Insect Physiology and Ecology (ICIPE) should be complied with and the land should be excised pursuant to the provisions of Section 34 of the Forest Conservation and Management Act, Act No. 34 of 2016 to support the realization of the National Government's big four Agenda on Housing and stop further encroachment of Ngong Road through the practice of allocation and subsequent surrender of land between Government Departments.

162. The Committee further recommends that the residents, owners or proprietors of developments located within the said 34 acres and the Ministry of Environment and Forestry enter into negotiations with an aim to reach an amicable solution for peaceful coexistence.

163. The Committee recommends that, the Director of Criminal Investigations within six months of tabling of this report, commences investigations relating to the procedure of excising and allocating land from the Ngong Road Forest to private individuals including officers that substantively held the offices of the Commissioner

of Lands, the Chief Conservator of Forests and the Commissioner of Prisons between the period of 1993 and 1998 with a view to prosecuting any person found culpable, where a criminal offence is established.

Signed: .....

HON. KAREKE MBIUKI, MP
CHAIRPERSON, DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES

Date: 12/11/2020

LIST OF ANNEXURES

Annexure 1	-	Adoption List
Annexure 2	-	Minutes
Annexure 3	-	Petition
Annexure 4	-	Legal Notice No. 44
Annexure 4(a)	-	Gazette Notice No. 164
Annexures 5-62	-	Ministry of Lands documents
Annexure 63	-	List of Degazettements and Excisions in Ngong Road Forest
Annexure 64 Treasury	-	Grant IR 70244 to the Permanent Secretary,
Annexure 65 Treasury	-	Grant IR 81938 to the Permanent Secretary,
Annexure 66 investments	-	Langata Area affected Estates and
Annexure 67	-	Letter to the Attorney General on Confirmation of Legal Notice No. 44 and Gazette Notice No. 164
Annexure 67(a)	-	Letter from the Attorney General confirming The Legal Notice No. 44 and Gazette Notice No. 164
Annexure 68 petition	-	June 30, 2020 Hansard on commitment of the

ANNEXURE 1 - ADOPTION LIST

ENVIRONMENT AND NATURAL RESOURCES COMMITTEE REPORT ADOPTION LIST

DATE: 22/10/20 **VENUE:** Whitesands **STARTING TIME:** ……

ENDING TIME: ……

AGENDA: CONSIDERATION AND ADOPTION OF THE REPORT ON THE PETITION REGARDING THE ALLEGED DEMOLITION AND POSSESSION OF LAND IN LANGATA CONSTITUENCY

	NAME	SIGNATURE
1.	The Hon. Japhet Kareke Mbiuki , M.P., Chairperson	
2.	The Hon. Sophia Abdi Noor , M.P., Vice Chairperson	
3.	The Hon. Francis Chachu Ganya, M.P.	
4.	The David Kangogo Bowen, M.P.	
5.	The Hon. Benard Shinali, M.P.	
6.	The Hon. Benjamin Dalu Tayari, MP.	
7.	The Hon. Charity Kathambi Chepkwony, M.P	
8.	The Hon. Charles Ong'ondo Were, M.P.	
9.	The Hon. Amin Deddy Mohamed Ali, M.P.	
10.	The Hon. Hassan Oda Hulufo, M.P.	
11.	The Hon. George Kariuki, M.P.	
12.	The Hon. Ali Wario Guyo, M.P.	
13.	The Hon. Nasri Sahal Ibrahim, M.P.	
14.	The Hon. Peter Kimari Kihara, M.P	
15.	The Hon. Eng. Paul Musyimi Nzengu, M.P.	
16.	The Hon. Rehema Hassan, M.P.	
17.	The Hon. Rozaah Buyu. M.P.	
18.	The Hon. Said Hiribae, M.P.	
19.	The Hon. Simon Kingára, MP	

ANNEXURE 2 - MINUTES

MINUTES OF THE 51ST SITTING OF THE DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES HELD ON THURSDAY 22ND OCTOBER, 2020 AT SAROVA WHITESANDS HOTEL, MOMBASA AT 2:30 PM.

PRESENT

1. **The Hon. Kareke Mbiuki, M.P.** **Chairperson**
2. **The Hon. Sophia Abdi Noor, M.P.** **Vice Chairperson**
3. The Hon. Francis Chachu Ganya, M.P.
4. The Hon. Nasri Sahal Ibrahim, M.P.
5. The Hon. Rozaah Buyu. M.P.
6. The Hon. Charity Kathambi Chepkwony, M.P
7. The Hon. Ali Wario Guyo, M.P.
8. The Hon. Charles Ong'ondo Were, M.P.
9. The Hon. Bernard Shinali, M.P.
10. The Hon. Hassan Oda Hulufo, M.P
11. The Hon. Benjamin Dalu Tayari, M.P
12. The Hon. Peter Kimari Kihara, M. P.
13. The Hon. Simon Nganga King'ara, M.P.
14. The Hon. Said Hiribae, M.P.

APOLOGIES

1. The Hon. George Kariuki, M. P.
2. The Hon. David Kangogo Bowen, M.P
3. The Hon. Rehema Hassan, M.P
4. The Hon. (Eng.) Paul Musyimi Nzengu, M.P.
5. The Hon. Amin Deddy Mohamed Ali, M.P

IN ATTENDANCE

THE NATIONAL ASSEMBLY

1.	Ms. Esther Nginyo	-	Clerk Assistant II
2.	Mr. Dennis M. Ogechi	-	Clerk Assistant II
3.	Mr. Fredrick Muthengi	-	Chief Fiscal Analyst
4.	Mr. Sydney Lugaga	-	Legal Counsel I
5.	Mr. Stanley Lagat	-	Senior Serjeant-at-Arms II
6.	Mr. Eugene Apaa	-	Research Officer
7.	Mr. Stephen Nyakuti	-	Audio Officer

AGENDA

i) Prayers
ii) Confirmation of Minutes
iii) Matters Arising

iv) **Adoption of the Draft Report on a Petition Regarding Alleged Demolition of Houses and Repossession of Land within Langata Constituency by Hon. Nixon Korir, MP, Langata Constituency**

v) AOB

vi) Date of the next Sitting

MIN.NO. DC/ENR/268/2020: - PRELIMINARIES

The meeting was called to order at 2.55 p.m. after which prayers were said. The Chairperson then stated that the main agenda of the meeting was consideration and adoption of the draft Report on a Petition Regarding Alleged Demolition of Houses and Repossession of Land within Langata Constituency by Hon. Nixon Korir, MP, Langata Constituency.

The Members adopted the agenda of the meeting.

MIN.NO.DC/ENR/269/2020: - CONFIRMATION OF MINUTES

Confirmation of minutes of the previous sitting was deferred to the next meeting.

MIN.NO. DC/ENR/270/2020: - CONSIDERATION AND ADOPTION OF THE DRAFT REPORT ON A PETITION REGARDING ALLEGED DEMOLITION OF HOUSES AND REPOSSESSION OF LAND WITHIN LANGATA CONSTITUENCY BY HON. NIXON KORIR, MP, LANGATA CONSTITUENCY.

The Report on a Petition regarding alleged demolition of houses and repossession of land within Langata Constituency by Hon. Nixon Korir, MP, Langata Constituency was adopted after being proposed and seconded by Hon. Charles Ong'ondo Were, M.P. and Hon. Simon Nganga King'ara, M.P. respectively.

The report was adopted with the following findings and recommendations:

FINDINGS

1. The Committee finds that the law relating to declaration that a forest area shall cease to be a forest area was followed albeit later, with respect to the area of 53.68 hectares where Sunvalley I, II & III Estates, and Royal Park Estate are located, and was excised in accordance with section 4 of the repealed Forest Act, Cap 385 of 1942.

2. The Committee finds that the law relating to declaration that a forest area shall cease to be a forest area was not followed with respect to the area of 34 acres where KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, and Forest Edge/View Estates are located, and was not excised in accordance with section 4 of the repealed Forest Act, Cap 385 of 1942.

RECOMMENDATIONS

1. Pursuant to the finding under paragraph 158, the Committee resolves to caution the Ministry of Environment and Forestry to cease issuing threats to the residents, owners

or proprietors of developments located within the 53.68 hectares as the law relating to declaration that a forest area shall cease to be a forest area with respect to the aforementioned area was followed.

2. Pursuant to the finding under paragraph 159, the Committee recommends that the law relating to declaration that a forest area shall cease to be a forest area with respect to the area of land upon which KMA Estate, Langata Gardens Estate, Langata View Estate, Shalom Estate, St Mary's Hospital, Forest Edge View Estate, Langata Women Prison, the Police Dog Unit, Bomas of Kenya, Kenya Broadcasting Corporation, Wildlife Clubs of Kenya and International Centre of Insect Physiology and Ecology (ICIPE) should be complied with and the land should be excised pursuant to the provisions of Section 34 of the Forest Conservation and Management Act, Act No. 34 of 2016 to support the realization of the National Government's big four Agenda on Housing and stop further encroachment of Ngong Road through the practice of allocation and subsequent surrender of land between Government Departments.

3. The Committee further recommends that the residents, owners or proprietors of developments located within the said 34 acres and the Ministry of Environment and Forestry enter into negotiations with an aim to reach an amicable solution for peaceful coexistence.

4. The Committee recommends that, the Director of Criminal Investigations within six months of tabling of this report, commences investigations relating to the procedure of excising and allocating land from the Ngong Road Forest to private individuals including officers that substantively held the offices of the Commissioner of Lands, the Chief Conservator of Forests and the Commissioner of Prisons between the period of 1993 and 1998 with a view to prosecuting any person found culpable, where a criminal offence is established.

MIN.NO. DC/ENR/271/2020: - ADJOURNMENT

There being no other business the meeting was adjourned at 4.48 pm.

SIGNED: .....
THE HON. KAREKE MBIUKI, M.P.
CHAIRPERSON,
DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES

DATE: 12/11/2020

MINUTES OF THE 46TH SITTING OF THE DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES HELD ON MONDAY 12TH OCTOBER, 2020 IN THE COMMITTEE ROOM ON 4TH FLOOR, CONTINENTAL HOUSE AT 2:30 PM.

PRESENT

1. **The Hon. Kareke Mbiuki, M.P.** **Chairperson**
2. **The Hon. Sophia Abdi Noor, M.P.** **Vice Chairperson**
3. The Hon. Francis Chachu Ganya, M.P.
4. The Hon. Nasri Sahal Ibrahim, M.P.
5. The Hon. Rozaah Buyu. M.P.
6. The Hon. Hassan Oda Hulufo, M.P
7. The Hon. Benjamin Dalu Tayari, M.P.
8. The Hon. Charity Kathambi Chepkwony, M.P
9. The Hon. Peter Kimari Kihara, M. P.
10. The Hon. Ali Wario Guyo, M.P.
11. The Hon. George Kariuki, M. P.
12. The Hon. Charles Ong'ondo Were, M.P.
13. The Hon. Simon Nganga King'ara, M.P.

APOLOGIES

1. The Hon. David Kangogo Bowen, M.P
2. The Hon. Bernard Shinali, M.P.
3. The Hon. Rehema Hassan, M.P
4. The Hon. (Eng.) Paul Musyimi Nzengu, M.P.
5. The Hon. Said Hiribae, M.P.
6. The Hon. Amin Deddy Mohamed Ali, M.P

IN ATTENDANCE

MINISTRY OF LANDS AND PHYSICAL PLANNING

1. Hon. Gedion Mungaro - Chief Administrative Secretary
2. Geoffrey Kibowen - Land Surveyor
3. Chacha Maroa - Land Registrar

THE NATIONAL ASSEMBLY

1. Ms. Esther Nginyo - Clerk Assistant II
2. Mr. Dennis M. Ogechi - Clerk Assistant II
3. Mr. Sydney Lugaga - Legal Counsel I
4. Mr. Stanley Lagat - Senior Serjeant-at-Arms II
5. Mr. Stephen Nyakuti - Audio Officer

AGENDA

i) Prayers
ii) Confirmation of Minutes
iii) Matters Arising
iv) **Meeting with the Cabinet Secretary for Lands and Physical Planning on a petition regarding alleged demolition of houses and repossession of land within Langata Constituency.**
v) AOB
vi) Date of the next Sitting

MIN.NO. DC/ENR/248/2020: - PRELIMINARIES

The meeting was called to order at 2.46 p.m. after which prayers were said. The Chairperson then asked all those present to introduce themselves. Thereafter, he stated that the main agenda of the meeting was engaging with the Cabinet Secretary for Lands and Physical Planning on a petition regarding alleged demolition of houses and repossession of land within Langata Constituency

The Members adopted the agenda of the meeting.

MIN.NO.DC/ENR/249/2020: - CONFIRMATION OF MINUTES

Confirmation of minutes of the previous sitting was deferred to the next meeting.

MIN.NO.DC/ENR/250/2020: - MEETING WITH THE CABINET SECRETARY FOR LANDS AND PHYSICAL PLANNING ON A PETITION REGARDING ALLEGED DEMOLITION OF HOUSES AND REPOSSESSION OF LAND WITHIN LANGATA CONSTITUENCY.

Hon. Gedion Mungaro, Chief Administrative Secretary Ministry of Lands and Physical Planning appeared before the Committee on behalf of the Cabinet Secretary and briefed the Committee as follows:

1. Ngong Road Forest was gazetted as a forest reserve vide Proclamation No. 44 of 1932, Proclamation No. 14 of 1933 and Proclamation No. 122 of 1934 covering an area of 2926.6 Hectares. The forest was subsequently declared a Central Forest through Legal Notice No. 174 published on May 20, 1964. There have been excisions of the forestland over the years for public and private use.
2. Legal Notice No. 44 of 1998 excised approximately 53.68 Hectares of the forestland known as L.R No. 23256.
3. A site map prepared by the Ministry for the area of land excised by Legal Notice No. 44 of 1998 that had captured the developments within the area and the adjacent plots included: Sunvalley Phases I, II & III Estates and Royal Park Estate.
4. There were correspondences in the Ministry of Lands records regarding the excision of 34 acres of the forestland for Nairobi Prison are between the then Commissioner of Lands and the Chief Conservator of Forests between 1985 and 1993. The Chief Conservator of Forests

approved the excision of 34 acres from the forest reserve in favour of Nairobi Prison in a letter Ref. FOR 68/7/3/Vol. IV/ (211) dated January 15, 1985 and directed the Survey department to implement the same

5. By a letter Ref. 6354/IV/101 dated March 10, 1993 the then Commissioner of Lands requested the Commissioner of Prisons to relinquish 20 acres of prison land that was not being utilized. The portion was shown in a plan accompanying the letter.
6. According to a letter Ref. No. L/3/Vol. III/103 dated March 15, 1993, the Commissioner of Prisons relinquished the portion of land requested for residential development. The Commissioner of Lands subsequently instructed the Director of Physical Planning to prepare a Part Development Plan (PDP) for the excision.
7. A Part Development Plan (PDP) No. 42/8/93/3 was prepared and approved on April 16, 1993 which however was for 34 Acres. The PDP reflected two (2) plots marked 'A' measuring approximately 8.09 hectares and 'B' measuring approximately 5.66 hectares. The Plots "A" and "B" were further subdivided and allocated as follows: Plot A Plot 'A' was subdivided vide approved PDP No. 42/8/93/11 into two plots marked 'A' and 'B' each measuring approximately 4.045 hectares.
8. Sub Plot 'A' was allocated to Arladyks Investments Limited vide letter of allotment Ref. no. 6354/IV/117 dated July 8, 1993. Upon survey, the plot was issued with Land Reference (LR) No. 18589. The plot was transferred to Jackim Limited and a title issued on February 3, 1994. It was on April 30, 1998 transferred to Kenya Medical Association Housing Cooperative Society and later subdivided into various sub plots. KMA Estate occupies this parcel.
9. Sub Plot 'B' was allocated to Prilscot Company Limited vide Letter of Allotment Ref. 6354/IV/114 dated June 25, 1993. An application to change the user for the land from open residential to one private dwelling house was approved and a new Letter of Allotment Ref. 151428/6 dated September 12, 1994 was issued (Annexure 14). Upon survey, the plot was issued with Land Reference (LR) No. 18590 measuring approximately 3.956 hectares. The plot was later transferred to Gravity Exporters Limited on November 17, 1994. Gravity Exporters transferred the plot to Assumption Sisters of Nairobi Registered Trustees on March 5, 1999.
10. The Plot marked 'B' was allocated to Onesmus Kimani Ngunjiri vide a Letter of Allotment Ref. No. 6354/IV/116 dated July 8, 1993. Upon survey, the plot was issued with Land Reference (LR) No. 18591. An application was made by the Allotee to subdivide the plot into 11 sub plots. The application was approved by the Commissioner of Lands vide his letter Ref. 151579/14 dated June 8, 1994 and an approved PDP Ref. No. 42/25/94/1 for the subdivision prepared. The sub plots were issued Land Reference Nos. 18591/1-11.
11. The subplots: L.R No 18591/2 measuring approximately 0.1 hectares registered as I.R No. 63385 was on December 15, 2006 transferred to Beige Investments Limited. L.R No. 18591/3 measures approximately 0.1 Hectares L.R. No. 18591/4 measures approximately 0.1 Hectare. L.R No. 18591/5 measuring approximately 0.1 Hectares registered as I. R No. 63080 was on May 10, 2018 transferred to Munah Mburu Kiragu.
12. L. R No.18591/6 measuring approximately 0.1 Hectares registered as I. R No. 63075 was on July 15, 2003 transferred to Josephat Warui Murage.
13. L.R. No. 18591/7 measuring approximately 0.1 hectares registered as I.R No. 63076 was on March 2, 1995 transferred to Peter Irungu Macharia. On December 22, 2006 the parcel was transferred to Peter Irungu Macharia and Teresia Wanjiru Irungu as joint tenants.
14. L.R No. 18591/8 measuring approximately 0.1 hectares registered as I.R No. 63078 was on March 2, 1995 transferred to Peter Irungu Macharia. On December 22, 2006 the parcel was

transferred to Peter Irungu Macharia and Teresia Wanjiru Irungu as joint tenants (Shalom Court Estate occupies L. R Nos. 18591/1 to L.R. No. 18591/8).

15. L.R. No. 18591/9 measuring approximately 1.2 Hectares was transferred to Summerset Investments Limited on June 23, 1994 and a title I.R. No. 63081 issued on August 23, 1994. The plot was later transferred to Langata Gardens Limited on November 21, 2008. Langata Gardens Estate occupies this plot.
16. L.R. No. 18591/10 measuring approximately 0.52 Hectares was transferred to Samuel Warugo Kimotho vide a transfer dated June 23, 1994 and the title registered as I. R 63079 on August 23, 1994 (Annexure 24). On November 25, 2004, the parcel was transferred to Silverline Limited. Langata View Estate occupies this plot.
17. L.R. No. 18591/11 measuring 3.863 Hectares was transferred to Beauty Wear (Nairobi) Limited vide a transfer dated May 24, 1994 and a title registered as IR No. 62652 issued on July 13, 1994. On December 21, 2001, the plot was transferred to Assumption Sisters of Nairobi. An application to change the user of the plot L.R. No. 18591/11 from Residential to Mission Hospital and Educational Centre was approved on January 18, 2005. Upon resurvey, a new LR No. 27229 was issued for the plot, a new title registered as IR 113472/1 issued. St Marys Educational Centre occupies this plot.
18. The Commissioner of Prison's letter Ref. No. L/3/Vol. III/103 dated March 15, 1993 to the Commissioner of Lands relinquishing the Nairobi Prison land for residential development.
19. On the original ownership status of the land occupied by Sunvalley Phases I, II & III, Royal Park Estate, KMA Estate, Shallom Estate, Langata Gardens and Langata View Apartments is as follows: -Sunvalley Phase I Estate occupies a subdivision of L.R No. 20754 labelled A- F shown in the subdivision scheme plan marked. The sub plots A-F were registered as follows: -Plot A (1.6 Ha) was allocated to Sielei Securities vide a letter of allotment Ref 42885/3 dated September 26, 1995. Upon survey, the plot was issued L.R. No. 21224.The plot was later transferred to Kenya Building Society Limited and title registered as I.R 75356/1.
20. Plot B (1.6 Ha) was allocated to Geomann Limited vide a letter of allotment Ref. 42885/5 dated September 26, 1995. Upon Survey, the plot was issued L.R No. 21223. Plot C (1.6 Ha) no ownership details were provided.
21. Plot D (1.2 Ha) was allocated to Testai Limited vide a letter of allotment Ref 42885/6 dated September 26, 1995. The plot was later transferred to Kenya Building Society Limited. Upon Survey, the plot was issued L.R. No.21222 and a title registered as I.R 75370 issued. Plot E (1.6 Ha) Ownership details were not provided.
22. Plot F (1.2 Ha) was allocated to Lelta Enterprises vide a letter of allotment Ref. 175001/9 dated April 18, 1996. Upon survey the plot was issued L.R No. 21219.
23. Sunvalley Phase II Estate occupies L.R 27024 which was an amalgamation of L.R Nos. 22076-22084. The parcel has since been subdivided into 165 sub plots.
24. Sunvalley Phase III Estate occupies L.R 29516 which was an amalgamation of L.R Nos. 22085-22090. The parcel has since been subdivided into 105 sub plots. (Annexure 38 is a copy of Survey Plan F/R 381/85 & 86). Both Sunvalley II and III estates were allocated vide approved PDP Ref. 42/08/96/3 dated April 29, 1996 (Annexure 39). Sunvalley Phase II Estate (Details of the Plots L.R Nos. 22076-22084 amalgamated to form L.R 27024). Plot L.R No. 22076. Ownership details were not provided.
25. Plot L.R No. 22077 (1.0 Hectares) was allocated to Tanam Enterprises vide letter of allotment Ref. No. 33408/V dated May 22, 1996. It was later transferred to Kenya Building Society

Limited. Upon survey, the plot was issued L.R. No. 22077 and title registered as I.R. 75360/1 on December 23, 1997.

26. Plot L.R No. 22078 (1.0 Hectares) was allocated to Lelta Enterprises vide letter of allotment Ref. No. 33408/V dated May 22, 1996 (Annexure 42). It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22078 and a title registered as I.R. 75369/1 issued on December 23, 1997.
27. Plot L.R No. 22079 (1.0 Hectares) was allocated to Sunvalley Developers vide Letter of Allotment Ref. No. 33408/V dated May 22, 1996. The plot was issued L.R. No. 22079 upon survey.
28. Plot L. R No. 22080 (1.0 Hectares) was allocated to Kipkenda Investments vide a letter of allotment Ref. 33408/v dated May 22, 1996.Upon survey, the plot was issued L.R. No. 22080. It was later transferred to Kenya Building Society Limited and a title registered as L. R 75368/1 issued.
29. Plot L.R No. 22081 (0.4 Hectares) Title was issued to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22081 and a title registered as I.R. 75361/1 issued on December 23, 1997.
30. Plot L.R No. 22082(0.4 Hectares) was allocated to Mbimwa Enterprises vide letter of allotment Ref. No. 33408/C dated May 22, 1996. It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22082 and a title registered as I.R. 75358/1 issued on December 23, 1997.
31. Plot L.R No. 22083 (0.4 Hectares) was allocated to Jima Investments vide letter of allotment Ref. No. 33408/V dated May 21, 1996. It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22083 and a title registered as I.R. 75363/1 issued on December 23, 1997.
32. Plot L.R No. 22084 (0.15 Hectares) was allocated to Basiya Enterprises vide letter of allotment Ref. No. 33408/V dated May 21, 1996. It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22084 and a title registered as I.R. 75365/1 on December 23, 1997.
33. Sunvalley Phase III Estate (Details of the Plots L.R Nos. 22085-22090 amalgamated to form L.R 29516).
34. Plot L.R No. 22085 Title I.R. No. 136610/1 was issued to Justus Gitabu Wambutura on April 4, 2012. It was transferred to Sunvalley Developers Limited on December 7, 2012. The parcel was later amalgamated with L.R Nos. 22084-22090 with Sunvalley Developers Limited being issued Title No. 152942 L.R. No. 29516. Plot L.R No. 22086 Ownership details were not provided.
35. Plot L.R No. 22087 (0.4 Hectares) was allocated to Sepho Limited vide letter of allotment Ref. No. 33408/V dated May 21, 1996. Upon survey, the plot was issued L.R. No. 22087 and a title registered as as I.R. 71722/1 issued.
36. Plot L.R No. 22088 (1.8 Hectares) was allocated to Kisomok Traders vide a letter of allotment Ref 33408/v dated May 22, 1996. Upon Survey, the plot was issued L.R. No. 22088. It was later transferred to Kenya Building Society Limited and a title registered as I. R 75366/1 issued on December 22, 2006. The plot thereafter was transferred to Sunvalley developers limited.
37. Plot L.R No. 22089 (1.7 Hectares) was allocated to Sielei Properties vide a letter of allotment Ref. 33408/v dated May 22, 1996. Upon survey, the plot was issued L.R. No.22089. The plot was transferred to Kenya Building Society Limited and a title registered as I.R 75364/1 issued.

38. Plot L.R No. 22090 (3.2 Hectares) was allocated to Seneca Holdings Limited vide letter of allotment Ref. 33408/V dated May 22, 1996. It was later transferred to Kenya Building Society Limited. Upon survey, the plot was issued L.R. No. 22090 and a title registered as I.R. 75357/1 issued on December 23, 1997.
39. Royal Park Estate occupies L.R No.19952 (measuring approximately 32.56 Hectares) allocated to Pillar Amusement Parks Limited. It has since been subdivided into 841 sub plots.
40. The ownership details of the land occupied by Forest View Estate were not provided as the Ministry of Lands was yet to complete the process of determination.

MIN.NO. DC/ENR/251/2020: - OBSERVATIONS AND RESOLUTIONS

OBSERVATION

Members observed that the Ministry of Lands had registered land to private developers after using the pretext of public use to hive it from the Ngong Forest Reserve.

RESOLUTIONS

It was resolved that:

1. The secretariat addresses a letter to the registrar of companies requesting for information on the ownership details of the companies mentioned by the Ministry of Lands and Physical Planning.
2. The Ministry of Lands and Physical Planning to provide details on the breakdown of how the 53.68 ha was shared among the 4 estates.

MIN.NO. DC/ENR/252/2020: - ADJOURNMENT

There being no other business the meeting was adjourned at 5.44 pm.

SIGNED: .....
THE HON. KAREKE MBIUKI, M.P.
CHAIRPERSON,
DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES

DATE: 12/11/2020

MINUTES OF THE 29TH SITTING OF THE DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES HELD ON TUESDAY 11TH AUGUST, 2020 WITHIN LANGATA ESTATE, NAIROBI AT 10:00 AM.

PRESENT

1. **The Hon. Kareke Mbiuki, M.P.** — **Chairperson**
2. **The Hon. Sophia Abdi Noor, M.P.** — **Vice Chairperson**
3. The Hon. Francis Chachu Ganya, M.P.
4. The Hon. Rozaah Buyu. M.P.
5. The Hon. Peter Kimari Kihara, M. P.
6. The Hon. Charity Kathambi Chepkwony, M.P
7. The Hon. Hassan Oda Hulufo, M.P
8. The Hon. Ali Wario Guyo, M.P.
9. The Hon. Nasri Sahal Ibrahim, M.P.
10. The Hon. Benjamin Dalu Tayari, M.P.
11. The Hon. Simon Nganga King'ara, M.P.
12. The Hon. Charles Ong'ondo Were, M.P.

APOLOGIES

1. The Hon. Bernard Shinali, M.P.
2. The Hon. George Kariuki, M.P.
3. The Hon. David Kangogo Bowen, M.P
4. The Hon. Said Hiribae, M.P.
5. The Hon. Amin Deddy Mohamed Ali, M.P
6. The Hon. (Eng.) Paul Musyimi Nzengu, M.P.
7. The Hon. Rehema Hassan, M.P.

FRIEND TO THE COMMITTEE

The Hon. Nixon Korir, MP

IN ATTENDANCE

MINISTRY OF ENVIRONMENT AND FORESTRY

1. Mr. Julius Kamau - Chief Conservator of Forests
2. Mr. Patrick Kariuki
3. Mr. Evans Kegode
4. Mr. Evans Kegode
5. Mr. Rodney Omari
6. Mr. Alex Lemarkolo
7. Mr. Francis Kariuki
8. Mr. Edward Munene

9.Mr. Anthony Kinyanjui
10. Mr. Charles Otieno
11. Mr. George Gichaba

THE NATIONAL ASSEMBLY

1.	Ms. Esther Nginyo	-	Clerk Assistant II
2.	Mr. Dennis M. Ogechi	-	Clerk Assistant II
3.	Mr. Fredrick Muthengi	-	Chief Fiscal Analyst
4.	Mr. Sydney Lugaga	-	Legal Counsel
5.	Mr. Eugene Apaa	-	Research Officer III
6.	Mr. Stephen Nyakuti	-	Audio Recording

THE RESIDENTS AND THE GENERAL PUBLIC

AGENDA

i) Prayers
ii) Confirmation of Minutes
iii) Matters Arising
iv) **Inspection Visit to Various Estates in Langata Constituency that are Allegedly Built in Ngong Road Forest Reserve.**
v) AOB
vi) Date of the next Sitting

MIN.NO. DC/ENR/155/2020: - PRELIMINARIES

The meeting was called to order at 10.10 am after which prayers were said. The Chairperson then stated that the main agenda was conducting an inspection visit to various estates in Langata Constituency that are allegedly built in Ngong Road Forest Reserve.

The Members adopted the agenda of the meeting.

MIN.NO.DC/ENR/156/2020: - CONFIRMATION OF MINUTES

Confirmation of minutes of the previous sitting was deferred to the next meeting.

MIN.NO.DC/ENR/157/2020: - INSPECTION VISIT TO VARIOUS ESTATES IN LANGATA CONSTITUENCY THAT ARE ALLEGEDLY BUILT IN NGONG ROAD FOREST RESERVE.

Guided by officials from the Kenya Forest Service, the Committee conducted an inspection visit to the following estates within Langata Constituency: Royal Park Estate, Sunvalley Phases I, II and III, Langata Gardens, Langata View, St. Mary's Hospital, KMA, Dog Section and Forest Edge View Estate.

MIN.NO. DC/ENR/158/2020: - **OBSERVATIONS**

Members made the following observations:

1. The Royal Park Estate, Sunvalley Estate Phases II and III occupy land that was degazetted through the impugned Legal Notice No. 44 of 3rd April, 1998 issued by the then Minister for Natural Resources, Hon. F.P. Lotodo excluding 53.68 hectares from the Ngong Road Forest Reserve.
2. The land on which Sunvalley Estate Phase I stood was contested as to whether it did or did not fall within the impugned Legal Notice No. 44 of 3rd April, 1998 issued by the then Minister for Natural Resources, Hon. F.P. Lotodo whereas the KFS maintains its not covered by the legal notice, residents asserted that it did.
3. The following estates and government installations occupied land that was yet to be degazetted from the ngong road forest reserve: Langata Gardens, Langata View, St. Mary's Hospital, KMA, Dog Section and Forest Edge View Estate.
4. The degazettement through the Legal Notice No. 44 of 3rd April, 1998 issued by the then Minister for Natural Resources, Hon. F.P. Lotodo excluding 53.68 hectares from the Ngong Road Forest Reserve was irregular.

MIN.NO. DC/ENR/159/2020: - **ADJOURNMENT**

There being no other business the meeting was adjourned at 2.22 pm.

SIGNED: .....
THE HON. KAREKE MBIUKI, M.P.
CHAIRPERSON,
DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES

DATE: 12/11/2020

MINUTES OF THE 28TH SITTING OF THE DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES HELD ON MONDAY 13TH JULY, 2020 IN THE MAIN CHAMBER, MAIN PARLIAMENT BUILDINGS AT 10:00 AM.

PRESENT

1. **The Hon. Kareke Mbiuki, M.P.** — **Chairperson**
2. **The Hon. Sophia Abdi Noor, M.P.** — **Vice Chairperson**
3. The Hon. Francis Chachu Ganya, M.P.
4. The Hon. Hilary Kiplang'at Kosgei, M.P.
5. The Hon. Rozaah Buyu. M.P.
6. The Hon. Peter Kimari Kihara, M. P
7. The Hon. Amin Deddy Mohamed Ali, M.P
8. The Hon. (Eng.) Paul Musyimi Nzengu, M.P.
9. The Hon. Charity Kathambi Chepkwony, M.P
10. The Hon. Hassan Oda Hulufo, M.P
11. The Hon. Ali Wario Guyo, M.P.
12. The Hon. Nasri Sahal Ibrahim, M.P.
13. The Hon. Benjamin Dalu Tayari, M.P.
14. The Hon. Charles Ong'ondo Were, M.P.
15. The Hon. Said Hiribae, M.P.

APOLOGIES

1. The Hon. Benjamin Jomo Washiali, M.P., CBS
2. The Hon. Beatrice Cherono Kones, M.P.
3. The Hon. David Kangogo Bowen, M.P
4. The Hon. Rehema Hassan, M.P.

FRIENDS TO THE COMMITTEE

1. The Hon. Nixon Korir, MP
2. The Hon. Alfred Keter, MP

IN ATTENDANCE

MINISTRY OF ENVIRONMENT AND FORESTRY

1. Mr. Keriako Tobiko - Cabinet Secretary
2. Mr. Joel Kitili
3. Mr. Julius Kamau
4. Mr. Patrick Kariuki
5. Mr. Evans Kegode
6. Mr. Alfred Gichu
7. Mr. Alex Lemarkolo
8. Ms. Getrude Kibare

9. Ms. Laura Yego
10. Ms. Bellinda Akello
11. Mr. Rodney Omari
12. Mr. Wilson Tonkei
13. Mr. John Oilepo
14. Mr. George Gichaba
15. Mr. Edward Munene
16. Mr. Kennedy Nyandega

THE NATIONAL ASSEMBLY

1.	Ms. Esther Nginyo	-	Clerk Assistant II
2.	Mr. Dennis M. Ogechi	-	Clerk Assistant II
3.	Mr. Fredrick Muthengi	-	Chief Fiscal Analyst
4.	Mr. Sydney Lugaga	-	Legal Counsel
5.	Mr. Eugene Apaa	-	Research Officer III
6.	Mr. Stephen Nyakuti	-	Audio Recording

AGENDA

i) Prayers
ii) Confirmation of Minutes
iii) Matters Arising
iv) **Meeting with the Cabinet Secretary for Environment and Forestry regarding alleged encroachment on Ngong Road Forest.**
v) AOB
vi) Date of the next Sitting

MIN.NO. DC/ENR/150/2020: - PRELIMINARIES

The meeting was called to order at 10.10 am after which prayers were said. The Chairperson then stated that the main agenda was meeting with the Cabinet Secretary for Environment and Forestry regarding alleged encroachment on Ngong Road Forest.

The Members adopted the agenda of the meeting.

MIN.NO.DC/ENR/151/2020: - CONFIRMATION OF MINUTES

Confirmation of minutes of the previous sitting was deferred to the next meeting.

MIN.NO.DC/ENR/152/2020: - MEETING WITH THE CABINET SECRETARY FOR ENVIRONMENT AND FORESTRY REGARDING ALLEGED ENCROACHMENT ON NGONG ROAD FOREST.

Mr. Keriako Tobiko, Cabinet Secretary, Ministry of Environment and Forestry appeared before the Committee and briefed it that:

1. On encroached forests in the country he stated that:
   a) Kenya has 2,586,555.440 Hectares of gazetted public forests. Encroachment into the forests approximately stands at 130,935.81 Hectares which is 5.1% of the total public forest area.
   b) The Ministry of Environment and Forestry through the Kenya Forest Service, had over time put in place measures to protect forests from encroachment which include:
      - Forest protection and security
      - Monitoring events around and within forests
      - Boundary surveys, alignments and replacement of lost and altered beacons
      - Reclamation, restoration, and rehabilitation of forests
      - Collaborative engagement and sensitization od adjacent forest communities and general public
      - Fencing of forest blocks like Karura, Arbedares, Eburru and Mt. Kenya forest ecosystems
      - Successfully defending court cases involving forest encroachment
      - Participatory forest management approach.

2. On legal excision of forests in the country he stated that:
   a) A number of legal excisions had taken place over the years (He provided documentation on the legal degazettements indicating the legal notices and purposes for the degazettement).
   b) The applicable law was Forest Act, Cap 385.
3. On details of the repossession efforts by the Kenya Forest Service of forest land and the current status, he stated that the KFS had made repossession efforts, some still ongoing (He then provided a schedule detailing the efforts).
4. On the legal status of the Ngong Forest and history of its excision or degazettement since its proclamation in 1932, he stated that in 1932, Ngong Road Forest was gazetted as a forest reserve through Proclamation No. 44 of 30th April, 1932 and then covered an area of 2,929.6 Hectares. In 1964, it was declared a Central Forest vide Legal Notice No. 174 of 20th May, 1964 measuring about 1,506.88 Hectares. The figure was amended by a number of proclamations and legal notices reducing it to 1,328.74 Hectares as at 1978.

   First, there have been degazettements through formal legal notices for public purposes between 1932 and 1978 totaling to 1600.86 Hectares (He then presented a list of the relevant proclamations and legal notices).

   Second, there have been degazettement through legal notices whose validity is impugned (He presented a list of the details of the legal notices whose validity is impugned and the reasons for the same).

   Third, there have been excisions of Ngong Road Forest Reserve for public purposes not formally degazetted (he then provided a schedule detailing the excisions).

   Fourth, there have been illegal allocations to private entities and individuals in undegazetted forest land in Ngong Road Forest Reserve. The details of these allocations are as follows:

a) The original beneficiaries of the allocations were 207 (he provided a list of the beneficiaries).
b) A number of the illegal beneficiaries were companies, business names/firms and the intention was to conceal the true identities of the individuals behind them who were the real beneficiaries of the illegal allocations.
c) Official searches undertaken at the companies and lands registries had not revealed the actual beneficiaries of most of the illegal allocations.
d) The Langata Women Prison Land, which was originally 34 acres and is still part of the un-degazetted forest reserve, was fraudulently allocated to 3 allotees namely: Arladyks Investments Limited, Prilscot Company Limited, and Mr. Onesmus Ngunjiri; who in turn sold it to third parties, most of whom had built on it. Subsequently, a number of housing estates came up namely: KMA, Sunvalley I, Langata Gardens, Langata View and Shalom Estate and a Hospital (St. Marys). Forest view state was also illegally established within the un-degazetted portion of the Ngong Road Forest Reserve.

5. There are a number of illegal transactions that have been undertaken on Ngong Road Forest including:
   a) In 1996 a Freehold Title Deed Grant No. IR 70244 and L.R. No. 4422 was issued to the Permanent Secretary Treasury to hold in trust for the Permanent Secretary, Ministry of Environment and Natural Resources with an area of 988.82 Hectares leaving out an area of 339.8 Hectares from the balance area of 1324.98 Hectares at 1978. He presented documentation on Grant IR 70244, Deed Plan No. 20772 dated 20th August 1996.
   b) In 1999, the title No. IR 70244 was surrendered to the Commissioner of Lands and a Leasehold Title Grant No. IR 81938 for an area of 538.4 Ha was issued to the Permanent Secretary Treasury to hold in trust for the Ministry in Charge of Environment and Natural Resources leaving out an area of approximately 450.42 Ha from the gazetted area of 1324.98 Ha as at 1978. He provided documentation on surrender IR 81938 LR No. 24582 dated 21st June, 1999.
   c) From the foregoing illegal transactions of titling the forest through Grant No. IR 70244 and IR 81938, an area of approximately 789.8 Ha was "omitted" from the original official area being 1324.98 Ha. The "omitted area" is unaccounted for to date.
   d) In the case of Seneca Holdings Limited, which is indicated in the records as one of the illegal beneficiaries of land within Ngong Road Forest Reserve, the company had since written to the Ministry denying that it had ever been allocated or owned any parcel of land within the forest.
6. On the government's plan to repossess all the encroached forest land across the country, he stated that operations to reclaim the encroached areas were ongoing until all illegally acquired land is reclaimed, restored and protected (he provided a schedule of the efforts being made across the country).
7. On the government policy on protecting innocent Kenyans who may have possessed land in un-degazetted areas prior to the enactment of the Forest Act Cap 385 and the Forest Conservation and Management Act No. 34 of 2016, he stated that:
   a) Forests play crucial ecological and socio-economic roles. Forests are sustainably managed for the benefit of present and future generations through the constitution (Articles 42,69,70) and all environment framework laws and the Forest Conservation and Management Act, 2016.

b) Government has mandatory obligation to protect public forests and shall continue with reclamation and restoration until the integrity of forest resources is restored.
c) If there are any isolated cases of contentious pre-existing historical rights/ancestral claims, such should be addressed within the existing regulatory legal framework.

MIN.NO. DC/ENR/153/2020: - OBSERVATIONS

Members made the following observations:

1. The settlements on land alleged to have originally been under the Ngong Road Forest Reserve Happened 22 years ago yet no government action ever since had been taken to redress the illegal occupation.
2. The Cabinet Secretary, in his presentation, over relied on the Ndungu Land Report which had not yet been debated and adopted by Parliament.
3. There was a clear, intricate web of corruption and fraud perpetrated by the government and /or its officials both at the Registrar of Companies and the Ministry responsible for Lands.
4. There was need to devise mechanisms to protect innocent buyers for value who acquired genuine title deeds from the government.
5. The government had no intention of demolishing vital establishments and investments. Instead a middle ground ought to be sought to protect both investments and the interest of the Kenya Forest Service.
6. There was need to get to the root of the ownership of the companies that were the original allotees of the land hived off the Ngong Road Forest Reserve.
7. The Committee ought to steer a process of mediation to ensure the Kenya Forest Service, the Ministry of Environment and Forestry and the investors reach an amicable solution.
8. There was need to synergize the operations of the Ministry of Environment and Forestry and that for lands with respect to forest protection.
9. There was need for the petitioners to withdraw a court case on the matter of encroachment into Ngong Road Forest Reserve by a section of Langata residents, in order to pave way for a mediation process.

MIN.NO. DC/ENR/154/2020: - ADJOURNMENT

There being no other business the meeting was adjourned at 2.46 pm.

SIGNED: .....
THE HON. KAREKE MBIUKI, M.P.
CHAIRPERSON,
DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES

DATE: 12/11/2020

MINUTES OF THE 25TH SITTING OF THE DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES HELD ON THURSDAY 2ND JULY, 2020 IN THE COMMITTEE ROOM ON 4TH FLOOR, CONTINENTAL HOUSE, PARLIAMENT BUILDINGS AT 10:00 AM.

PRESENT

1. **The Hon. Kareke Mbiuki, M.P.** **Chairperson**
2. **The Hon. Sophia Abdi Noor, M.P.** **Vice Chairperson**
3. The Hon. Benjamin Jomo Washiali, M.P., CBS
4. The Hon. Francis Chachu Ganya, M.P.
5. The Hon. Beatrice Cherono Kones, M.P.
6. The Hon. Rehema Hassan, M.P.
7. The Hon. Charity Kathambi Chepkwony, M.P
8. The Hon. Hassan Oda Hulufo, M.P
9. The Hon. Hilary Kiplang'at Kosgei, M.P.
10. The Hon. Ali Wario Guyo, M.P.
11. The Hon. Nasri Sahal Ibrahim, M.P.
12. The Hon. David Kangogo Bowen, M.P
13. The Hon. Benjamin Dalu Tayari, M.P.
14. The Hon. Charles Ong'ondo Were, M.P.
15. The Hon. Rozaah Buyu. M.P.
16. The Hon. Peter Kimari Kihara, M. P

APOLOGIES

1. The Hon. Said Hiribae, M.P.
2. The Hon. Amin Deddy Mohamed Ali, M.P
3. The Hon. (Eng.) Paul Musyimi Nzengu, M.P.

IN ATTENDANCE

PETITIONERS

1. Abdul Dahir Sheikh
2. Dr. Abdi Zaila
3. Gladys Maisiba
4. Jennifer Gachago
5. Dick Waswa
6. Fredrick Majimbo
7. Moses Kipkolel
8. David Okech
9. Dr. James Nyikal
10. Lincoln Njenga
11. Dr. Stephen Ochiel

THE NATIONAL ASSEMBLY

1. Ms. Esther Nginyo - Clerk Assistant II

2. Mr. Dennis M. Ogechi - Clerk Assistant II
3. Mr. Sydney Lugaga - Legal Counsel
4. Mr. Stanley Lagat - Senior Serjeant-at-Arms II

AGENDA

i) Prayers
ii) Confirmation of Minutes
iii) Matters Arising
iv) **Meeting with the Hon. Nixon Korir on a petition regarding alleged demolition of houses and repossession of land within Langata Constituency.**
v) AOB
vi) Date of the next Sitting

MIN.NO. DC/ENR/133/2020: - PRELIMINARIES

The meeting was called to order at 10.22 am after which prayers were said. The Chairperson then asked all those present to introduce themselves and thereafter stated that the main agenda of the meeting was meeting with the Hon. Nixon Korir on a petition regarding alleged demolition of houses and repossession of land within Langata Constituency.

The Members adopted the Agenda of the meeting.

MIN.NO.DC/ENR/134/2020: - CONFIRMATION OF MINUTES

Confirmation of minutes of the previous sitting was deferred to the next meeting.

MIN.NO.DC/ENR/135/2020: - MEETING WITH THE HON. NIXON KORIR ON A PETITION REGARDING ALLEGED DEMOLITION OF HOUSES AND REPOSSESSION OF LAND WITHIN LANGATA CONSTITUENCY.

The Hon. Nixon Korir, MP appeared before the committee and briefed it that:

1. He was presenting the petition on behalf of the residents of Sunvalley Phases I, II and III; Royal Park Estate, KMA Estate, Forest View Estate within Langata Constituency.
2. The petitioners were owners of the properties situated in the estates having bought them for value. There were about 2000 titles issued by the ministry responsible for lands with over 90 percent currently occupied by about 6000 households comprising approximately 20,000 people.
3. Within the estates are two schools, churches, hospitals, mosque, prisons department and police dog unit section and other amenities. The government has also provided common utility services including electricity, water and sewerage services, paved roads among others.
4. All developments within the estates underwent requisite approvals from the relevant authorities and they are subjected to routine inspections.
5. A substantial number of residents developed their properties through bank financing, SACCOs, and public sector mortgage schemes.

6. On 2nd June, 2020, the Cabinet Secretary for Environment and Forestry, Mr. Keriako Tobiko, made very prominent pronouncements, by way of both print and electronic media, alleging that the estates were illegally within the ecosystem of the Ngong Road Forest.
7. The minister has not only threatened the demolition of the estate: he has also made clear his intention to fence off the entire neighborhood and let the wild animals loose on the residents of the estate (and other estates), meaning that the wild animals will prey on those who refuse to move.
8. The pronouncements by the minister has been followed by a series of low-altitude and repetitive helicopter overflights by the aircraft either belonging to or hired by the Kenya Forestry Service. In addition, vehicles belonging to the Kenya Forestry Service have been cited urging residents urged to start relocation. All of these measures have caused undue stress on the residents.
9. Through Legal Notice No. 44 in the Kenya Gazette Supplement No. 16 of 1998 dated 23rd march 1998, then minister for environment, FPL Lotodo altered the boundary of Ngong Forest reserve to exclude the land occupied by Sunvalley Phases I, II and III; Royal Park Estate, KMA Estate, Forest View Estate.
10. Boundary plan no. 175/368 dated 10th December, 1997 shows excision of about 53.68 hectares from Ngong Forest. After gazettement, a survey map was issued by the Survey of Kenya delineating the boundary of the said estates showing that the property L.R. 23256 is subject to the legal notice referred to above.
11. Out of the excisions, the ministry of lands has issued over 2000 title deeds to the property owners in the said estates. Neither the ministry of lands nor that responsible for environment had taken any steps to challenge the validity of the title deeds.
12. He therefore prayed that the National Assembly:
    a) Intervenes by instructing the Cabinet Secretary for Environment and Forestry to follow the due process of law and get proper information and maps from the ministry responsible for land matters.
    b) Intervenes by instructing the Cabinet Secretary for Environment and Forestry to desist form pursuing his intention to illegally reclaim privately owned property on which the said estates stand.
    c) Intervenes to ensure that the cabinet secretary for lands protects the sanctity of title deeds residents hold for their legally acquired land.
    d) Intervenes to ensure the Kenya Forest Service stops harassing and causing unnecessary anxiety to the residents of the estates.

MIN.NO. DC/ENR/136/2020: - **PRESENTATION BY REPRESENTATIVES OF THE RESIDENTS OF ROYAL PARK ESTATE, LANGATA**

Gladys Maisiba, representing residents of the estate appeared before the committee and briefed it that:

1. The submission was being made on behalf of 750 families who reside at Royal Park Estate, Langata, Nairobi, and in support of a petition by the Member of Parliament for Langata, the Hon. Nixon Korir, on June 29, 2020.
2. Royal Park Estate was lawfully excised from Ngong Road Forest by the government of Kenya.

3. The estate owes its existence to:
   a) The government of Kenya's Boundary Plan no. 175/368, dated December 10, 1997, which excised 53.68 hectares of land from the Ngong Road Forest.
   b) Gazette Notice No. 164, dated January 2, 1998, in which the then Minister for Environment and Natural Resources, Mr. Henry Kosgey, identified the 53.68 ha land (LR No. 23256) on the Boundary Plan 175/368 as not being part of Ngong Road Forest.
   c) Legal Notice no. 44 of 1998, carried out in the Kenya Gazette Supplement no. 16 of 1998, dated March 23, 1998; and
   d) Establishment of property no. 23256, as expressed by a survey map produced by the Survey of Kenya; and
   e) A grant issued to Pillar Amusement, with the LR no. 19952
4. In 2002, the government of Kenya, through the Treasury, initiated a plan to compulsorily acquire land in Royal Park Estate in order to expand the cemetery, which was not actualized due to funding constraints – a clear indication that this land was clearly private.
5. Royal Park Estate was first started as an establishment in 2004, when the first houses were built. Residents living in the estate have taken appropriate due diligence, including undertaking land searches at the Lands Registry, on the basis of which they obtained sovereign guarantees from the government that the land was legally available for private acquisition. Many of the land parcels and houses have changed ownership severally
6. All residents have valid titles to their lands, with a significant number of the titles charged to banks from whence the residents obtained mortgage facilities.
7. Residents of this estate have paid significant amounts of stamp duties (estimated at Kenya Shillings 375 million) and fees for city planning approvals (estimated at Kenya Shillings 66 million).
8. Members of this community have also paid more than Kenya Shillings 45 million over the last two decades as land rates to the city authorities. The estate is home to about 750 families and is home to investments that are at present estimated to be worth Kenya Shillings 22.8 billion. The estate as currently developed has 460 houses, worth an estimated value of Kenya Shillings 18.4 billion.
9. The unbuilt portion of the estate has a value of Kenya Shillings 4.35 billion. The estate provides direct and indirect employment to over 1,200 Kenyans on daily basis, including 700 construction workers.
10. In 2019, the estate provided direct employment to construction workers and other engaged labour at the household level estimated at 3.5 million manhours, which injected Kenya Shillings 220 million into the neighbouring low-income communities.
11. For more than a decade, the estate has been a quiet home to hundreds of Kenyan families, most of them professionals in various fields, including lawyers, legislators, medical doctors, university professors, engineers, quantity surveyors, humanitarian workers, among others.
12. On or about June 2, 2020, and since then, the Cabinet Secretary in charge of the Ministry of Environment and Forestry, Mr. Keriako Tobiko, made very prominent pronouncements, by way of both print and electronic media, alleging that Royal Park Estate, and other establishments, were illegally within the ecosystem of the Ngong Road Forest.
13. In an event at Ngong Road Forest, Miotoni Block to receive infrastructural support for the Green Zones II project, Mr. Tobiko, is reported to have warned 'grabbers' to surrender their titles to the Kenya Forest Service.

14. The minister has not only threatened the demolition of the estate: he has also made clear his intention to fence off the entire neighborhood and let the wild animals loose on the residents of the estate (and other estates), meaning that the wild animals will prey on those who refuse to move.
15. The pronouncements by the minister has been followed by a series of low-altitude and repetitive helicopter overflights by the aircraft either belonging to or hired by the Kenya Forestry Service. In addition, vehicles belonging to the Kenya Forestry Service have been cited urging residents urged to start relocation.
16. All of these measures have caused undue stress on the residents of the estate.
17. They had a built-up environment that has not been part of the Ngong Road Forest's ecosystem for decades, and which has evolved differently ecologically.
18. At the time of buying the parcels of land, there was nothing to suggest to the residents that the area used to be a forest at any point: there was not a single tree or dense stands of trees that would have denoted the existence of a forest ecosystem.
19. Residents had used own resources fencing their boundaries with the Ngong Road Forest and the Langata cemetery, without asking for rebates.
20. They had also planted thousands upon thousands of indigenous, context-appropriate vegetation as part of their contribution to the development of carbon sinks and to aid in mitigation of changing climates.
21. They had built several kilometers of paved roads and drains using their own resources, which now stood the risk of destruction.

OBSERVATIONS

Members made the following observations:

1. There was need to visit the area to ascertain the details of the presentation made and appreciate the concerns of the petitioners.
2. The petitioners need to provide documentation on the alleged attempt to compulsorily acquire their land by the National Treasury.
3. The petitioners should endeavor to provide a copy of the original title of the land they owned to be able to establish the original owner.

MIN.NO. DC/ENR/137/2020: - PRESENTATION BY RESIDENTS OF SUNVALLEY PHASE I ESTATE

Dick Waswa, representing residents of the estate appeared before the committee and briefed it that:

1. Sunvalley Phase I estate has been in existence since 1998 after the degazettement of Legal Notice No. 44, The Forests Act, CAP 385, carried in the Kenya Gazette for Block of Land LR NO 23256,
2. Degazzettement of the parcel was through gazette notice no 44 of 1998 with the official Legal Notice Supplement No. 16, Legislative Supplement No.15 of 1998 dated 23rd March 1998 and duly signed by the then Minister for Natural Resources Hon. F.P.L. Lotodo and earlier notice by Hon Henry Kosgey.
3. Forest Act Excision of Ngong Forest and relevant maps and survey maps deposited at Survey of Kenya offices with another signed by Chief Forest Conservatoir in 1999.
4. Subsequent division approved by the Ministry of Lands into 162 individual Title Deeds with and indeed a random search on any of their titles shows that they were the rightful owners.

5. They conducted due diligence with Ministry of lands by conducting searches and thereby dutifully paid costs of acquisition of properties, stamp duty and have continually paid annual Land Rates.
6. They were the rightful owners of the property situated in Langata Nairobi after acquiring them for value since 1998 and obtained Title deeds after obtaining clearing certificates from Ministry of Lands.
7. They embarked on developing their properties subject to controlled design approvals by Nairobi City Council to their present status since 2002.
8. They have interacted with Nairobi City Council to connect water and sewerage systems, electricity, street lighting in the estate to facilitate resident's habitation since 2002.
9. They individually had sale agreements with vendor for acquisition of the plots before commencing development to present status.
10. Within the estate there is cabro road surfaces, planned early childhood schools, perimeter wall and other amenities for residents such as landscaped with trees and flower gardens to boost the green ambience.
11. The estate has 162 fully built houses of varying designs built by residents through using Title deeds approved by banking and financial institutions for mortgage, loans, pension funds for senior citizens and savings by hard working middle class
12. A number of the residents acquired the plots through employee purchase programs, borrowing from Saccos, Public mortgage schemes, Parliamentary Service Commission, Public Service commission and a number through pension funds and lifetime savings
13. All developments in Sunvalley Estate underwent the requisite approvals from the Department of Physical planning, Nairobi City Council with routine inspection of premises by both the then Nairobi City Council and National Construction Authority.
14. The estate is inhabited by over 2,000 dependents of mixed age groups with majority being the elderly civil servants.
15. They had experienced quiet possession of their property for over twenty years annually paying land rates, some have resold after approval from lands Ministry or subdivided or mortgaged to financial institutions to obtain credit with a valuation estimated worth of Kenya shillings 5 Billion.
16. They have dutifully paid duties, taxes, levies to the government of Kenya over the years for their respective properties.
17. Sunvalley Langata is part of a larger community in generating wealth and also access to economic gain to residents of Kibera, Otiende through consumption of various goods, services in form of labour and employment (workers) estimated at 1.8 M manhours and in KES 1.2 Billion in value per annum.
18. They were alarmed around 2nd June 2020 by statements by the Cabinet Secretary for Environment and Forestry alleging that the land on which our properties are situated in Ngong Forest and has threatened to fence them in the national park and unleash wild animals onto them.
19. The unfortunate remarks by the Cabinet Secretary followed by helicopter aerial and motor vehicle physical surveillance by armed Kenya Forest Service guards in our estate expressing intention to fence off and restrict access to their properties.
20. They made a follow up at Kenya Forest Service office by a written letter to the Chief Forest Conservatoir on 24th June 2020, which had not been responded to.

21. The residents also note that the Ministry of Environment and the Kenya Forest Service have not served them any suit in any court to challenge Gazette notice no 44 of 1998 which excised and altered boundaries of the forest and thereafter published by the environment Ministry.

OBSERVATIONS

Members observed that:

1. The innocent buyers for value were being subjected to unnecessary tension and trauma.
2. The same ministry threatening them with eviction had legally excised the land from the Ngong Forest through former ministers – Hon. Francis Lotodo and Hon. Henry Kosgei.
3. The matter of the use the land was put into was still outstanding but the argument that the land still belonged to the Ngong Forest wasn't tenable.
4. There was need to establish if there were developments that had come up outside the areas that had been legally degazetted by former ministers.

MIN.NO. DC/ENR/138/2020: - PRESENTATION BY REPRESENTATIVES OF KMA ESTATE, LANGATA.

David Okech, representing residents of KMA estate appeared before the committee and briefed it that:

1. On or about 3rd February 1994, the Commissioner of Lands allocated and issued to M/S Jackim Limited Grant No. I.R 61685 in respect the parcel of land known as L.R No. 18589 measuring 3.956 hectares as depicted on Deed Plan No. 176345 which Grant was registered as I.R 61685/1. The said company sold the said parcel of land Kenya Medical Association Housing Co-operative Society Limited on or about 30th April 1998. Prior to purchasing the property, the Kenya Medical Association Housing Co-operative Society Limited undertook due diligence at the Lands office and confirmed that the property was registered in the name of the said company.
2. In or about August 2001, the Kenya Medical Association Housing Co-operative Society Limited, as the lawful purchaser for value applied for and obtained the requisite approvals and or consents from the lands office and the City Council of Nairobi. Armed with the consents/approvals, Kenya Medical Association Housing Co-operative Society Limited sub-divided the said parcel of land into 113 plots.
3. The City Council of Nairobi issued all the requisite approvals for the subdivision of the said parcel of land on 14th November 1997. The individual Deed Plans were processed and lawfully signed by the Director of Surveys, paving way for issuance of individual title deeds which were lawfully issued and signed by the Registrar of Titles as the law permitted. All the mandatory processes right from purchase to subdivision of the land and issuance of the titles were adhered to the letter.
4. Kenya Medical Association Housing Co-operative Society Limited constructed a modern carefully planned serene gated residential estate comprising of 112 Maisonettes, a Nurery School, a convenient store/super market, an open space/playground for children among other conveniences and appurtenances including cabro-works paved service roads, pedestrian walk ways, storm water drainage, water reticulation, sewer connection, two functioning bore holes and a perimeter wall round the estate reinforced by an electric fence. Other services like

electricity and water were also connected to the estate and recently internet connectivity was done.

5. Prior to constructing the said houses, the Kenya Medical Association Housing Co-operative Society Limited applied for and obtained all the requisite development permissions/approvals from the Nairobi City Council. The approvals for the development permission were granted under plan registration Nos DN 290, DP 101, DQ 217 on diverse dates. The Ministry of Lands accorded their conditional approval on 7th July 1999 and their final approved after the conditions to the subdivision had been met on 9th September 2003.
6. As a condition precedent for the development permission, approvals and consents and issuance of the individual titles, the Kenya Medical Association Housing Co-operative Society Limited paid all the mandatory charges/fees payable to the Government and the City Council of Nairobi and upon completion of the developments, the City Council of Nairobi issued the requisite Certificates of Occupation for each unit under Registered Plan Nos DN 290, DP 101, DQ 217. The Kenya Medical Association Housing Co-operative Society Limited under took the development in strict compliance with all the development conditions upon which the approvals were granted. The associations' members paid and continue to pay to the land rent and rates in respect of the properties.
7. On diverse dates between 2000 and 2005 or thereabouts, the Kenya Medical Association Housing Co-operative Society Limited sold the houses to the individual members of the Association as particularized in the annexed document. Prior to purchasing, the individual buyers conducted due diligence at the lands office and confirmed that the Kenya Medical Association Housing Co-operative Society Limited held genuine titles.
8. To facilitate the transfer of the individual units to the individual purchasers, the Ministry of Lands granted the requisite consent to transfer and the Land Rent Clearance Certificates for each unit. Similarly, the City Council of Nairobi issued the requisite Rates Clearance Certificate for each unit upon payment the land rates. Further, each purchaser paid Stamp duty and Registration fees and/or costs for processing the titles and each purchaser was issued with a title deed. The various owners continue to pay to the land rates and Land Rent to the Nairobi County Government and the Ministry of Lands respectively.
9. The individual owners took possession of their respective houses between 2002 or thereabouts and 2004 or thereabouts, and they have been in occupation for over a period of over 18 years and have been residing therein either by themselves or through their relatives, and or tenants.
10. The purchasers obtained financing from various financial institutes, some have repaid their loans while others are still servicing the mortgages. In addition to incurring high interests, bank charges, costs and expenses in servicing mortgages, some have improved their houses at enormous costs. The estimated current market value for each house stands at between Ksh. 30,000,000/= to Ksh. 40,000,000/= while the estimated market value for the convenient store/super market and the nursery are each in excess of Ksh. 75,000,000/= and Ksh. 100,000,000/= respectively.
11. Through serious financial struggle and sacrifice, the purchasers realized their dreams of owning homes in Nairobi, thereby securing their future. Majority of the owners have attained the retirement age and have actually retired while others are fast approaching the retirement age. They have no hope of owning other homes in Nairobi or elsewhere nor can they qualify for other mortgages. Even those who are still working cannot and have no ability to qualify for other loans. Some of the titles are still held by banks as security for the loans. Prior to approving

and granting the loans, the various Banks conducted searches at the lands office and confirmed that the purchasers held good titles.

12. On or about 9th June 2020, the Cabinet Secretary, Environment & Forests issued a public statement to the effect that the said properties are located on part Government land popularly known as Ngong Forest. He stated that the owners of the various houses would be ring-fenced and thereafter he would release wild animals from the Nairobi National Game Park, into the land.
13. Following the Cabinet Secretary's statement, on or about 23rd June 2020, officers from the Ministry of Environment & Forestry visited the estate and orally warned the guards manning the main gate that their mission was to survey the areas they were intending to demolish soon including the KMA Estate. The said officers declined requests by the security guards to talk to the applicant's committee chairperson and officials who were within the estate.
14. The residents and their families have been living in fear. They were not being afforded an opportunity to demonstrate that they are bona fide purchaser for value and they are third or fourth owners and not the original allottees.

OBSERVATIONS

Members observed that the Cabinet Secretary for Environment and Forestry and the Cabinet Secretary for Lands ought to furnish the committee with information and documentation on transfer of land from the Ngong Forest to other government and private institutions especially the prisons department, the St. Mary's Hospital, and the Police Dog Section.

MIN.NO. DC/ENR/139/2020: - ADJOURNMENT

There being no other business the meeting was adjourned at 1.58 pm.

SIGNED: .....

THE HON. KAREKE MBIUKI, M.P.
CHAIRPERSON,
DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES

DATE: 12/11/2020

ANNEXURE 3 - PETITION

589

01 JUL 2020

DIRECTOR COMMITTEE SERVICES (NA)

Directorate of Legislative & Procedural Services (NA)
The Table Office

MEMO

TO : DIRECTOR, COMMITTEE SERVICES (NA)

FROM : HEAD OF TABLE OFFICE

DATE : JUNE 30, 2020

SUBJECT : PUBLIC PETITION

The following Petition was conveyed to the House, today, Tuesday, June 30, 2020 (Afternoon Sitting): -

Public Petition regarding an alleged demolition of houses and repossession of land within Langata Constituency (Hon. Nixon Korir, MP, (Langata Constituency)) *(referred to the Departmental Committee on Environment and Natural Resources).*

Enclosed please find the Petition for your necessary action.

R. K. TIAMPATI

(Encls.)

Copy to: -

1. Clerk of the National Assembly
2. Deputy Clerks
3. Director of Legislative and Procedural Services

ESTHER
Please deal
FAA
01/7/2020

Scanned with CamScanner

(1) Hon. Speaker,

Please note the comments by the CNA on this petition due to conflict of interest.

(2) We are processing the petition for presentation to the House by the Hon. Korir, pursuant to S.O. 28.5 (2) (a).

29/06/20



REPUBLIC OF KENYA
PARLIAMENT

NATIONAL ASSEMBLY
RECEIVED
29 JUN 2020
SPEAKER'S OFFICE
NAIROBI

Hon. Generali Nixon Kiprotich Korir, MP
Member for Langata Constituency
Member – Trade Committee
Member-Implementation Committee

Parliament Buildings
Tel: +254 20 2221 291
P.O. Box 41842 – 00100
Nairobi, Kenya

Continental Hse. 6th Flr. Rm. 629
Mobile: +254 721 544 594
Email: nixtona@gmail.com

June 29, 2020

Ms. Sarah Kioko
Process as necessary.
SNA
29/6/2020

The Speaker of the National Assembly
Parliament Buildings
P.O. Box 41842 – 00100
NAIROBI

Dear Sir,

RE: PETITION TO THE NATIONAL ASSEMBLY CONCERNING THE ALLEGED DEMOLITION OF HOUSES WITHIN LANGATA CONSTITUENCY

I wish to draw the attention of the House on the above matter that has been brought to my attention by the Residents of Sunvalley Phases I, II, and III, Royal Park Estate, KMA Estate, Shallom Estate, Forest View Estate within my Constituency.

The petitioners aver that through media reports captured, in both print and electronic media houses citing the Cabinet Secretary for Environment and Natural Resources where proposing to demolish houses within the said Estates. This has caused a lot of anxiety and panic among the resident of these Estates who are my constituents.

In this respect therefore I wish to lay before the House the attached Petition for urgent consideration and determination by the House since the Cabinet Secretary for Environment and Forestry has indeed through his media address on various dates indicated his intention to demolish houses and bring untold suffering to my constituents.

NATIONAL ASSEMBLY
RECEIVED
30 JUN 2020
SENIOR DEPUTY CLERK
LEGISLATIVE & PROCEDURAL SERVICES
P.O. Box 41842 - 00100, NAIROBI

Yours faithfully,

Hon. Generally Nixon Kiprotich Korir

NATIONAL ASSEMBLY
RECEIVED
29 JUN 2020
SENIOR DEPUTY CLERK
LEGISLATIVE & PROCEDURAL SERVICES
P.O. Box 41842 - 00100, NAIROBI

Scanned with CamScanner

June 29, 2020

The Clerk to the National Assembly
Parliament Buildings
P.O. Box 41842 – 00100
NAIROBI
Email: clerk@parliament.go.ke

RE: PETITION TO THE NATIONAL ASSEMBLY CONCERNING AN ALLEGED REPOSESSION OF LAND IN LANGATA CONSTITUENY BY THE MINISTRY OF ENVIRONMENT AND FORESTRY

We, the undersigned, citizens of the Republic of Kenya, and residents of Sunvalley Phases I, II, and III, Royal Park Estate, KMA Estate, Shallom Estate, Forest View Estate within Mugumoini Ward of Langata Constituency in Nairobi County, Kenya do petition the National Assembly under the provision of Article 119 of the Constitution that grants Parliament to consider any matter within its authority and Article 94(2) of the constitution that grants the National Assembly power to resolve issues of concern to the People.

We wish to draw the attention of the National Assembly to the following:

1. THAT we are the lawful owners of all the property situate in the said estates having acquired them for value.

2. Within the said estates there are approximately over two thousand tittles/plots that have been issued by the Ministry of Lands with over 90 per cent currently occupied by approximately 6,000 households with over twenty thousand people (20,000) living in them.

3. Within the said estates there are also schools, churches, hospitals, mosque, Prisons Department, Dog Unit Section and other amenities.

4. Within these parcels of land is situate St. Mary's Mission Hospital Langata that treat over two thousand (2000) residents of Langata and Kibra Constituencies per day and patients referred from other hospitals especially mother and baby section of the Hospital which if demolished will cause untold loss and suffering to the residents of these constituencies.

5. The Government has also provided common utility services to our properties including water and sewerage, electricity, paved roads among other facilities.

Scanned with CamScanner

6. All developments within the Estates underwent the necessary approvals from the Department of Physical Planning, County Government of Nairobi (Physical Planning Department) and all the requisite building approvals were granted. Routine inspections of the said structures were done by the government and county government departments such as the National Construction Authority.

7. A substantial number of us acquired and/ developed the properties through bank financing, SACCOS and public sector mortgage schemes such Central Bank of Kenya Mortgage Scheme, Parliamentary Service Commission, Public Service Commission, while others acquired through their retirement benefits whereas others using their life time savings.

8. We have had quiet possession of our respective properties for over twenty years and a range of transactions over these properties have taken place some have charged to financial institutions; some have sold and other have subdivided as allowed by the law.

9. We have paid duties, taxes and levies to the Government of Kenya for the various activities related to our suit parcels. The County Government of Nairobi has continuously received land rates for our respective parcels which we have paid dutifully.

10. In a strange and surprising turn of events, on or around 2nd June 2020 the Cabinet Secretary responsible for Environment and Forestry has made media pronouncements highlighting that the land where our properties are situated within the Ngong Forest and has threatened to even release wild animals to our Estates;

11. The unwarranted threats by the Cabinet Secretary have been followed by continuous aerial and physical surveillance of the area by the Kenya Forest Service (KFS) team, with the latter accompanied by a verbal warning to the security guards by the said team expressing their intention to fence off the main gate to the estates, with the intention to deny residents access to their premises or fence in the residents.

12. The verbal threats by the Cabinet Secretary and the KFS have been captured and highlighted by both print and electronic media houses thus questioning the legality of our tittle documents which the Government validly issues to us.

Scanned with CamScanner

13. These threats have caused a lot of anxiety among us the residents of these estates and thus interfering with quiet enjoyment of our properties.

14. We wish to inform the National Assembly that—

(a) Vide Legal Notice No. 44 carried in the Kenya Gazette Supplement No 16 of 1998 dated 23rd March 1998 the then Minister of Environment F.P.L. Lotodo, altered the boundary of the Ngong Forest reserve so as to exclude the land occupied by Sunvalley Phases I, II, and III, Royal Park Estate, KMA Estate, Shallom Estate, Forest View Estate;

(b) Boundary Plan No. 175/368 dated 10th December 1997 showing excision of approximately 53.68 hectares from Ngong Road Forest;

(c) After gazettement, a survey map was issued by the Survey of Kenya office delineating the boundary of these estates showing that property L.R. 23256 is subject of the legal notice referred to above;

(d) Various Grants executed by the President of the Republic of Kenya granting the property in question to the Kenya Building Society Limited, the original owners of the property;

(e) Out of these Excisions the government through the Ministry of land has issued over two thousand tittle deeds to us the resident of these Estates.

(f) Neither the ministry of Lands and Physical Planning nor the Ministry of Environment has taken any steps to challenge the validity or otherwise of our titles and no information has been shared with us impugning the validity of our titles. On the contrary, the Ministry of Lands has continued, and rightfully so, to allow transactions on our titles including searches, sale, charges and subdivision where applicable. They have continued to receive rates and other taxes and levies confirming the validity of our titles;

(g) It is therefore unfortunate that the Cabinet Secretary for environment can make a roadside declaration recklessly impugning the validity of our titles, threatening to fence our properties into the forest and unleashing wild animals to feed on us.

Scanned with CamScanner

15. We wish to further point out that the Government has not issued any notices to us addressing the issues they have raised in the media. We have always been ready to listen to the Government.

16. We also wish to indicate that the Ministry of Environment and the Kenya Forest Service have not filed a suit in any Court to challenge Gazette Notice No 44 of 1998 which altered the boundaries of the forest which in any event was published that very Ministry.

17. We have made the best efforts to have these matters addressed by the relevant authorities all of which have failed to give a satisfactory response.

18. None of these issues raised in this Petition is pending in any court of Law, Constitutional or any other legal body.

WHEREFORE, your humble petitioners pray that the National Assembly -

1. Intervenes by instructing the Cabinet Secretary of Environment and Forestry to follow the due process of the law and get the proper information and proper maps from the Ministry responsible for matters related to lands;

2. Intervenes by instructing the Cabinet Secretary of Environment and Forestry to desist forthwith from pursuing his intention to illegally reclaim privately owned land, on which the afore cited estates stand;

3. Intervenes to ensure that the Cabinet Secretary for Lands does protects the sanctity of title deeds the residents hold for their legally acquired land; and

4. The Kenya Forestry Department to stop harassing and causing un necessary anxiety to the residents of these estates.

Dated this.....day of.....2020.

Signed

(List of Members with signatures attached)

Scanned with CamScanner

SUNVALLEY PHASE III RESIDENTS

NO.	NAME	L.R NUMBER	I.D NUMBER	SIGNATURE
1	CHRIS NTHALE	295/6/29	23211726	
2	GIDEON G. NGUMI	295/6/38	5550482	
3	Moses Kiplogei	29516/33	21488603	
4	MOLOYCE ODHIAMBO	295/6/30	24265263	
5.	Quilent Odera	29516/31	21974829	
6	Clarah Kimeli	29516/33	22277814	
7	EDISON ODHIAMBO	29516/31	22889024	
8	NDUNGU KATENDO	295/6/71	13431144	
9	STANLEY SIGEI	29516/	13021553	
10	GEOFFREY YEGON	295/6/86	26774312	
11	Androse Enterprise Ltd	295516/83	1905458	
12	CLARE ABUODHA	29516/32	24018454	
13	VINCENT NYABTOSI	29516/32	23517376	
14	MARGARET GESARE	29516/	23024065	
15	ALEX OMBATI	29516/	20393575	
16	JENIFFER GACHAGO	29516/38	8978089	
17.	COLLETA KALONDU	295/6/29	23540654	
18	Abraham Mutai	29516/69	21985362	
19.	Paul ELKINGNU	29516/93	22396866	
20	Elizabeth Mwai	29516/94	23100998	
21	Douglas Kathe	29516/30	22236657	

Scanned with CamScanner

Royal Park Estate, Langata

Management Committee

23rd January, 1998 THE KENY

GAZETTE NOTICE No. 164

THE FORESTS ACT

(*Cap.* 385)

INTENTION TO ALTER BOUNDARIES—NGONG ROAD FOREST

IN ACCORDANCE with the provisions of section 4 (2) of the Forests Act, the Minister for Environment and Natural Resources gives twenty-eight (28) days' notice, with effect from the date of publication of this notice, of his intention to declare that the boundaries of the Ngong Road Forest shall be altered so as to exclude the area described in the schedule hereto.

SCHEDULE

An area of land of approximately 53.68 hectares, known as L.R. No. 23256, lying within and adjoining the eastern boundary of Ngong Road Forest, situated within the city of Nairobi, the boundaries of which are more particularly delineated, edged red on the Boundary Plan No. 175/368, which is signed and sealed with the seal of the Survey of Kenya, and deposited at the Survey Records Office, Survey of Kenya, Nairobi, and a copy of which may be inspected at the office of the Provincial Forest Officer, Forest Department, Nairobi.

Dated the 2nd January, 1998.

H. K. KOSGEY,
Minister for Environment and Natural Resources.

Figure 2: Gazette Notice no. 164 of 1998

Scanned with CamScanner

Annexure 4

Kenya Gazette Supplement No. 16 3rd April, 1998

(Legislative Supplement No. 15)

LEGAL NOTICE No. 44

THE FORESTS ACT

(Cap. 385)

NGONG ROAD FOREST RESERVE—ALTERATION OF BOUNDARIES

IN EXERCISE of the powers conferred by section 4 (1) of the Forests Act, the Minister for Natural Resources declares that the boundaries of the Ngong Road Forest Reserve be altered so as to exclude the area described in the Schedule hereto.

SCHEDULE

An area of land of approximately 53.68 hectares, known as L.R. No. 23256, lying within and adjoining the eastern boundary of Ngong Road Forest Reserve, situated within the city of Nairobi, the boundaries of which are more particularly delineated, edged red, on the Boundary Plan No. 175/368, which is signed and sealed with the seal of Survey of Kenya, and deposited at the Survey Records Office, Survey of Kenya, Nairobi, and a copy of which may be inspected at the office of the Provincial Forest Officer, Forest Department, Nairobi.

Dated the 23rd March, 1998.

F. P. L. LOTODO,
Minister for Natural Resources.

PRINTED AND PUBLISHED BY THE GOVERNMENT PRINTER, NAIROBI

Scanned with CamScanner

Annexure 4(a)

GAZETTE NOTICE NO. 101

THE FORESTS ACT

(*Cap.* 385)

INTENTION TO ALTER BOUNDARIES—NGONG ROAD FOREST

IN ACCORDANCE with the provisions of section 4 (2) of the Forests Act, the Minister for Environment and Natural Resources gives twenty-eight (28) days' notice, with effect from the date of publication of this notice, of his intention to declare that the boundaries of the Ngong Road Forest shall be altered so as to exclude the area described in the schedule hereto.

SCHEDULE

An area of land of approximately 53.68 hectares, known as L.R. No. 23256, lying within and adjoining the eastern boundary of Ngong Road Forest, situated within the city of Nairobi, the boundaries of which are more particularly delineated, edged red on the Boundary Plan No. 175/368, which is signed and sealed with the seal of the Survey of Kenya, and deposited at the Survey Records Office, Survey of Kenya, Nairobi, and a copy of which may be inspected at the office of the Provincial Forest Officer, Forest Department, Nairobi.

Dated the 2nd January, 1998.

H. K. KOSGEY,
Minister for Environment and Natural Resources.

GAZETTE NOTICE NO. 165

THE INCOME TAX ACT

Scanned with CamScanner

Annexture 5

MINISTRY OF ENVIRONMENT AND NATURAL RESOURCES

ms: "FORESTRY", Nairobi
one: Nairobi 722520-4

replying please quote

No. FOR/68/7/3/Vol.IV/(211)
and date

FOREST DEPARTMENT HEADQUARTERS
P.O. Box 30513, NAIROBI

15th January, 19 85

FOREST DEPARTMENT
SURVEY BRANCH
16 JAN 1985
P.O. Box 30241, NAIROBI

The Officer-in-Charge,
Survey Branch,
P.O. Box 30241,
NAIROBI.

EXCISION OF 34 ACRES OF LAND FROM NGONG ROAD FOREST FOR NAIROBI PRISON

Ref. Your F.D./SS/178 dated 12th October, 1984

It is agreed that you should go ahead and make arrangements for area to be excised from the forest reserve.

(J.Y. WANJIE)
FOR: CHIEF CONSERVATOR OF FORESTS.

ANNEXTURE 6

115

6394/IV/101 10th March, 95.

The Commissioner of Prisons,
NAIROBI

RE: RELEASE OF LAND RESERVED TO THE PRISONS

The land shown edged red on the plan attached is reserved for use by the Prisons Department. According to my records this is the land which forms part of the Langata Women Prison.

I have, however, been informed that you no longer require the land, especially the portion shown on the plan attached.

The purpose of this letter therefore is to request you to formerly relinquish your interests thereof.



A6086613/

G.K. SOMBA KIVALYA

(G. K. Somba Kivalya)
for COMMISSIONER OF LANDS

(14) Co-operative Society limited under sec. 7o of R.T.A
o.0238Ha. LR 18589/11 Term 99 years from 1-7-1993
Annual Rent Khs. 4285/- (Rev)
Subject to No. 5,6 above.

Presentation No. 535 Date of Registration 15-7-2002 Registrar

(15) CERTIFICATE OF TITLE LR 89177 issued to Kenya Medical Housing
Co-operative Society limited under Sec. 7o of R.T.A
o.0275Ha. LR 18589/12 Term 99 years from 1-7-1993
Annual Rent Khs. 4285/- (Rev)
Subject to No. 5,6 above.

Presentation No. 536 Date of Registration 15-7-2002 Registrar

(16) CERTIFICATE OF TITLE LR 89178 issued to Kenya Medical Housing
Co-operative Society limited under Sec. 7o of R.T.A
o.0238Ha. LR 18589/14 Term 99 years from 1-7-1993
Annual Rent Khs. 3570/- (Rev)
Subject to No. 5,6 above

Presentation No. 537 Date of Registration 15-7-2002 Registrar

(17) CERTIFICATE OF TITLE LR 89179 issued to Kenya Medical Housing
Co-operative Society limited under Sec. 7o of R.T.A
o.0238Ha. LR 18589/17 Term 99 years from 1-7-1993
Annual Rent Khs. 3570/- (Rev)
Subject to No. 5,6 above.

Presentation No. 538 Date of Registration 15-7-2002 Registrar

(18) CERTIFICATE OF TITLE LR 89180 issued to Kenya Medical Housing
Co-operative Society limited under Sec. 7o of R.T.A
o.0225Ha. LR 18589/103 Term 99 years from 1-7-1993
Annual Rent Khs. 3370/- (Rev)
Subject to No. 5,6 above.

Presentation No. 610 Date of Registration 15-7-2002 Registrar

(19) CERTIFICATE OF TITLE LR 89181 issued to Kenya Medical Housing
Co-operative Society limited under Sec. 7o of R.T.A
o.0214Ha. LR 18589/105 Term 99 years from 1-7-1993
Annual Rent Khs. ~~3720/- (Rev)~~ 3210/- (Rev)
Subject to No. 5,6 above.

Presentation No. 611 Date of Registration 15-7-2002 Registrar

CERTIFICATE OF TITLE LR 89182 issued to Kenya Medical Housing
Co-operative Society limited under Sec. 7o of R.T.A
o.0338Ha. LR 18589/107 Term 99 years from 1-7-1993
Annual Rent Khs. ~~3450/- (Rev)~~ 4950/- (Rev)
Subject to Nos. 5,6 above.

Presentation No. 612 Date of Registration 15-7-2002 Registrar

(21) CERTIFICATE OF TITLE LR 89183 issued to Kenya Medical Housing
Co-operative Society limited under Sec. 7o of R.T.A
o.0230Ha. LR 18589/108 Term 99 years from 1-7-1993
Annual Rent Khs. 3630/- (Rev) 3450/- (Rev)
Subject to Nos. 5,6 above.

Presentation No. 613 Date of Registration 15-7-2002 Registrar

(22) CERTIFICATE OF TITLE LR 89184 issued to Kenya Medical Housing
Co-operative Society limited under Sec. 7o of R.T.A
o.0238Ha. LR 18589/87 Term 99 years from 1-7-1993
Annual Rent Khs. ~~3750/- (Rev)~~ 3570/- (Rev)
Subject to Nos. 5,6 above.

Presentation No. 614 Date of Registration 15-7-2002 Registrar

(23) CERTIFICATE OF TITLE LR 89185 issued to Kenya Medical Housing
Co-operative Society limited under Sec. 7o of R.T.A
o.0269Ha. LR 18589/88 Term 99 years from 1-7-1993
Annual Rent Khs. ~~4620/- (Rev)~~ 3780/- (Rev)
Subject to Nos. 5,6 above.

Presentation No. 615 Date of Registration 15-7-2002 Registrar

(24) 0.0238Ha. LR 185-89/92. Term 99 years from
Annual Rent Kshs. ~~3240/-(Rev)~~ 3180/-(Rev)
subject to No. 5, 6 above.

Presentation No. 615 Date of Registration 15-7-2002 Registrar

(25) THE FOLLOWING INSTRUMENT ... REGISTERED AGAINST THE ...
CERTIFICATE OF TITLE LR 89187 issued to Kenya Medical
Co-operative Soaety limited under sec. 70 of R-
0.0225 Ha. LR 185/89/95 Term 99 years from 1-7-1
Annual Rent Kshs. ~~3260/-(Rev)~~ 3370/-(Rev)
Subject to No. 5, 6 above.

Presentation No. 616 Date of Registration 15-7-2002 Registrar

(26) THE FOLLOWING INSTRUMENT ... REGISTERED AGAINST THE ...
CERTIFICATE OF TITLE LR 89188. Issued to Kenya Medica
Co-operative Soaety limited under sec. 70 of R-
0.0225 Ha. LR 185/89/98 Term 99 years from 1-7
Annual Rent Kshs. ~~3570/-(Rev)~~ 4200/-(Rev)
Subject to No. 5, 6 above.

Presentation No. 618 Date of Registration 15-7-2002 Registrar

(27) THE FOLLOWING INSTRUMENT ... REGISTERED AGAINST THE ...
CERTIFICATE OF TITLE LR 89189 issued to Kenya Medical H
Co-operative Soaety limited under sec. 70 of R-T-
0.0238 Ha. LR 185/89/99 Term 99 years from 1-7-
Annual Rent Kshs. 3570/-(Rev)
Subject to No. 5, 6 above.

Presentation No. 619 Date of Registration 15-7-2002 Registrar

(28) THE FOLLOWING INSTRUMENT ... REGISTERED AGAINST THE ...
CERTIFICATE OF TITLE LR 89190 issued to Kenya Medica
Co-operative Society limited under sec. 70 of R-T-A
0.0238Ha. LR 185/89/100 Term 99 years from 1-7-
Annual Rent Kshs. 3570/-(Rev)
subject to No. 5, 6 above.

Presentation No. 620 Date of Registration 15-7-2002 Registrar

(29) THE FOLLOWING INSTRUMENT ... REGISTERED ...
CERTIFICATE OF TITLE LR 89191 issued to Kenya Medical H
Co-operative Soaety limited under sec. 70 of R-T-
0.0254 Ha. LR 185/89/77 Term 99 years from 1-7-
Annual Rent Kshs. 3810/-(Rev)
Subject to No. 5, 6 above

Presentation No. 621 Date of Registration 15-7-2002 Registrar

(30) THE FOLLOWING INSTRUMENT ... REGISTERED AGAINST THE ...
CERTIFICATE OF TITLE LR 89192 issued to Kenya Medical
Co-operative Soaety limited under sec. 70 of R-
0.0224 Ha. LR 185/89/78 Term 99 years from 1-
Annual Rent Kshs. 3360/-
Subject to No. 5, 6 above.

Presentation No. 622 Date of Registration 15-7-2002 Registrar

(31) THE FOLLOWING INSTRUMENT ... REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 89193 issued to Kenya Medical
Co-operative Soaety limited under sec. 70 of R-T-
0.0225 Ha. LR 185/89/79 Term 99 years from 1-7-19
Annual Rent Kshs. 3370/-(Rev)
Subject to No. 5, 6 above

Presentation No. 623 Date of Registration 15-7-2002 Registrar

(32) THE FOLLOWING INSTRUMENT ... REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 89194 issued to Kenya Medical
Co-operative Soaety limited under sec. 70 of R-
0.0227Ha. LR 185/89/80 Term 99 years from 1-7-19
Annual Rent Kshs. 3400/-(Rev)
Subject to No. 5, 6 above.

(34)

THE FOLLOWING INSTRUMENT WAS ENTERED AGAINST THE
CERTIFICATE OF TITLE LR 89196 issued to
Co-operative Society limited under
0.0369 Ha. LR 1858 9/85 Term 9
Annual Rent Kshs. 5535/(Rev)
subject to No. 516 above.

Presentation No. 626 Date of Registration 15-7-2002 Registrar

(35)

THE FOLLOWING INSTRUMENT WAS ENTERED AGAINST THE
CERTIFICATE OF TITLE LR 89197 issued to
Co-operative Society limited under
0.0238 Ha. LR 1858-89/86 Term 9
Annual Rent Kshs. 3570/- Rent
subject to No. 516 above.

Presentation No. 627 Date of Registration 15-7-2002 Registrar

(36)

THE FOLLOWING INSTRUMENT WAS ENTERED AGAINST THE
CERTIFICATE OF TITLE LR 89198 issued to
Co-operative Society limited under
0.0238 Ha. LR 1858 9/18 Term 99
Annual Rent Kshs. 3570/(Rev)

Presentation No. 628 Date of Registration 15-7-2002 Registrar

(37)

THE FOLLOWING INSTRUMENT WAS ENTERED AGAINST THE
CERTIFICATE OF TITLE LR 89199 issued to
Co-operative Society limited under
0.0238 Ha. LR 1858 9/21 Term 99 y
Annual Rent Kshs. 3570/=
~~Annual Rent Kshs.~~ subject to
No. 516 above.

Presentation No. 629 Date of Registration 15-7-2002 Registrar

(38)

THE FOLLOWING INSTRUMENT WAS ENTERED AGAINST THE
CERTIFICATE OF TITLE LR 89200 issued to
Co-operative Society limited under
0.0275 Ha. LR 1858 9/26 Term
Annual Rent Kshs. 4130/-(Rev)
subject to No. 516 above.

Presentation No. 630 Date of Registration 15-7-2002 Registrar

(39)

THE FOLLOWING INSTRUMENT WAS ENTERED AGAINST THE
CERTIFICATE OF TITLE LR 89201 issued to
Co-operative Society limited under
0.0378 Ha. LR 1858 9/27 Term 99
Annual Rent Kshs. 5670/(Rev)
subject to No 516 above

Presentation No. 631 Date of Registration 15-7-2002 Registrar

(40)

THE FOLLOWING INSTRUMENT WAS ENTERED AGAINST THE
CERTIFICATE OF TITLE LR 89202 issued to
Co-operative Society limited under
0.0238 Ha. LR 1858 9/75 Term 99
Annual Rent Kshs. 3570/-(Rev)
subject to No. 516 above.

Presentation No. 632 Date of Registration 15-7-2002 Registrar

(41)

THE FOLLOWING INSTRUMENT WAS ENTERED AGAINST THE
CERTIFICATE OF TITLE LR 89203 issued to
Co-operative Society limited under
0.0238 Ha. LR 1858 9/76 Term 99 yea
Annual Rent Kshs. 3570/=(Rev)
subject to No. 516 above

(44) CERTIFICATE OF TITLE IR 91097/1 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0238Ha. LR 18589/7 Term 99 years from 1-7-1993 Annual Rent Kshs. 3570/(Rev) subject to No. 516 above.

Registration No. 734 Date of Registration 17-9-2002 Registrar of Titles

THE FOLLOWING INSTRUMENT ... HAVE BEEN REGISTERED AGAINST THIS TITLE

(45) CERTIFICATE OF TITLE IR 91098 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0275Ha. LR 18589/13 Term 99 years from 1-7-1993 Annual Rent Kshs. 4281/(Rev) subject to No. 516 above.

Registration No. 735 Date of Registration 17-9-2002 Registrar of Titles

THE FOLLOWING INSTRUMENTS ... HAVE BEEN REGISTERED AGAINST THIS TITLE

(46) CERTIFICATE OF TITLE IR 91099 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0238Ha. LR 18589/12 Term 99 years from 17-1993 Annual Rent Kshs. 3570/(Rev) subject to No. 516 above.

Registration No. 736 Date of Registration 17-9-2002 Registrar of Titles

THE FOLLOWING INSTRUMENTS ... HAVE BEEN REGISTERED AGAINST THIS TITLE

(47) CERTIFICATE OF TITLE IR 91101 issued to Kenya medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0249Ha. LR 18589/112 Term 99 years from 1-7-1993 Annual Rent Kshs. 3735/(Rev) subject to No. 516 above.

Registration No. 738 Date of Registration 17-9-2002 Registrar of Titles

THE FOLLOWING INSTRUMENTS ... HAVE BEEN REGISTERED AGAINST THIS TITLE

(48) CERTIFICATE OF TITLE IR 91102 issued to Kenya Medical Association Society limited under sec. 70 of R.T.A 0.0225Ha. LR 18589/104 Term 99 years from 1-7-1993 Annual Rent Kshs. 3370/(Rev) subject to No. 516 above.

Registration No. 739 Date of Registration 17-9-2002 Registrar of Titles

THE FOLLOWING INSTRUMENTS ... HAVE BEEN REGISTERED AGAINST THIS TITLE

(49) CERTIFICATE OF TITLE IR 91103 issued to Kenya Medical Associ Housing Co-operative Society limited under sec. 70 of R.T.A 0.0298Ha. LR 18589/114 Term 99 years from 1-7-1993 Annual Rent Kshs. 4470/-(Rev) subject to No. 516 above.

Registration No. 740 Date of Registration 17-9-2002 Registrar of Titles

THE FOLLOWING INSTRUMENTS ... HAVE BEEN REGISTERED AGAINST THIS TITLE

(50) CERTIFICATE OF TITLE IR 91104 issued to Kenya Medical Associ Housing Co-operative Society limited under sec. 70 of R.T.A 0.0338Ha. LR 18589/24 Term 99 years from 1-7-1993 Annual Rent Kshs. 5070/-(Rev) subject to No. 516 above

Registration No. 741 Date of Registration 17-9-2002 Registrar of Titles

THE FOLLOWING INSTRUMENTS ... HAVE BEEN REGISTERED AGAINST THIS TITLE

(51) CERTIFICATE OF TITLE IR 91105 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0238Ha. LR 18589/74 Term 99 years from 1-7-1993 Annual Rent Kshs. 3570/-(Rev) subject to No. 516 above.

Registration No. 742 Date of Registration 17-9-2002 Registrar of Titles

THE FOLLOWING INSTRUMENTS ... HAVE BEEN REGISTERED AGAINST THIS TITLE

(52) CERTIFICATE OF TITLE IR 91106 issued to Kenya medical Associ Housing Co-operative Society limited under sec. 70 of R.T.A 0.0228Ha. LR 18589/81 Term 99 years from 1-7-1993 Annual Rent Kshs. 3420/-(Rev) subject to No. 516 above.

Registration No. 743 Date of Registration 17-9-2002 Registrar of Titles

(53) 0.0258 Ha. LR 18589/88 Term 99 years from 1-7-1993
Annual Rent Kshs. 3570/- (Rev)
subject to No. 5, 6 above.
Registration No. 744 Date of Registration 17-9-2002 Registrar of Title E. N. Gicheha 010

10

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(54) CERTIFICATE OF TITLE IR 91108 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0301 Ha. LR 18589/90 Term 99 years from 1-7-1993
Annual Rent Kshs. 4510/- (Rev)
subject to No. 5, 6 above.
Registration No. 745 Date of Registration 17-9-2002 Registrar of Title E. N. Gicheha 010

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(55) CERTIFICATE OF TITLE IR 91109 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0266 Ha. LR 18589/91 Term 99 years from 1-7-1993
Annual Rent Kshs. 3990/- (Rev)
subject to No. 5, 6 above.
Registration No. 746 Date of Registration 17-9-2002 Registrar of Title E. N. Gicheha 010

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(56) CERTIFICATE OF TITLE IR 91110 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0283 Ha. LR 18589/97 Term 99 years from 1-7-1993
Annual Rent Kshs. 3570/- (Rev)
subject to No. 5, 6 above.
Registration No. 747 Date of Registration 17-9-2002 Registrar of Title E. N. Gicheha 010

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(57) CERTIFICATE OF TITLE IR 91111 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0338 Ha LR 18589/102 Term 99 years from 1-7-1993
Annual Rent Kshs. 3720/- (Rev)
subject to No. 5, 6 above
Registration No. 748 Date of Registration 17-9-2002 Registrar of Title E. N. Gicheha 010

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(58) CERTIFICATE OF TITLE IR 91112 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0248 Ha LR 18589/106 Term 99 years from 1-7-1993
Annual Rent Kshs. 3720/- (Rev)
subject to No. 5, 6 above.
Registration No. 749 Date of Registration 17-9-2002 Registrar of Title E. N. Gicheha 010

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(59) CERTIFICATE OF TITLE IR 91232 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0238 Ha. LR 18589/5 Term 99 years from 1-7-1993
Annual Rent Kshs. 3570/- (Rev)
subject to No. 5, 6 above.
No. 1151 Date of Registration 24-12-2002 J. M. Thatta 029

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(60) CERTIFICATE OF TITLE IR 91233 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0238 Ha. LR 18589/16 Term 99 years from 1-7-1993
Annual Rent Kshs. 3570/- (Rev)
subject to No. 5, 6 above.
No. 1152 Date of Registration 24-12-2002

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(61) CERTIFICATE OF TITLE IR 91234 issued to Kenya Medical Association Housing Co-operative Society limited under sec. 70 of R.T.A 0.0238 Ha. LR 18589/19 Term 99 years from 1-7-1993
Annual Rent Kshs. 3570/- (Rev)
subject to No. 5, 6 above.
No. 1153 Date of Registration 24-12-2002 J. M. Thatta 029

11688420

FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE

(62) CERTIFICATE OF TITLE IR 91235 issued to Kenya Medical Associat Housing Co-operative Society limited under sec 70 of R 0.0238 Ha LR 18589/20 Term 99 years from 1-7-1993 Annual Rent Kshs. 3570/- (Rev) subject to No. 5, 6 above

[illegible] 24-12-2002 [illegible]

FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE

(63) CERTIFICATE OF TITLE IR 91236 issued to Kenya Medical Associat Housing Co-operative Society limited under sec 70 of R 0.0238 Ha. LR 18589/25 Term 99 years from 1-7-1993 Annual Rent Kshs. 3570/- (Rev) subject to No. 5, 6 above

[illegible] 24-12-2002 [illegible]

FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE

(64) CERTIFICATE OF TITLE IR 91237 issued to Kenya Medical Associat Housing Co-operative Society limited under sec 70 of R 0.0404 Ha. LR 18589/43 Term 99 years from 1-7-1993 Annual Rent Kshs. 6050/- (Rev) subject to No. 5, 6 above.

[illegible] 24-12-2002 [illegible]

FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE

(65) CERTIFICATE OF TITLE IR 91238 issued to Kenya Medical Associat Housing Co-operative Society limited under sec 70 of R 0.0238 Ha. LR 18589/73 Term 99 years from 1-7-1993 Annual Rent Kshs. 3570/- (Rev) subject to No. 5, 6 above

[illegible] 24-12-2002 [illegible]

FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE

(66) CERTIFICATE OF TITLE IR 91239 issued to Kenya Medical Associat Housing Co-operative Society limited under sec 70 of R 0.0232 Ha. LR 18589/83 Term 99 years from 1-7-1993 Annual Rent Kshs. 3480/- (Rev) subject to No. 5, 6 above

[illegible] 24-12-2002 [illegible]

FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE

(67) CERTIFICATE OF TITLE IR 91240 issued to Kenya Medical Associat Housing Co-operative Society limited under sec 70 of R 0.0370 Ha. LR 18589/84 Term 99 years from 1-7-1993 Annual Rent Kshs. 5550/- (Rev) subject to No. 5, 6 above

[illegible] 24-12-2002 [illegible]

FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE

(68) CERTIFICATE OF TITLE IR 91241 issued to Kenya Medical Associat Housing Co-operative Society limited under sec 70 of R 0.0223 Ha. LR 18589/93 Term 99 years from 1-7-1993 Annual Rent 3340/- (Rev) subject to No. 5, 6 above

[illegible] 24-12-2002 [illegible]

FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE

(69) CERTIFICATE OF TITLE IR 91242 issued to Kenya Medical Associat Housing Co-operative Society limited under sec 70 of R 0.0225 Ha. LR 18589/94 Term 99 years from 1-7-1993 Annual Rent Kshs. 3370/- (Rev) subject to No. 5, 6 above.

[illegible] 1161 [illegible] 24-12-2002 [illegible]

FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE

(70) CERTIFICATE OF TITLE IR 91243 issued to Kenya Medical Associat Housing Co-operative Society limited under sec 70 of R 0.0347 Ha. LR 18589/96 Term 99 years from 1-7-1993 Annual Rent Kshs. 5,200/- (Rev) subject to No. 5, 6 above.

[illegible] 1162 [illegible] 24-12-2002 [illegible]

099422698

(71) Housing Co-operative Society limited under sec. 70 of R.T. 0.0373 Ha. LR 18589/101 Term 99 years from 1-7-1993 Annual Rent Kshs. 5620/- (Rev) subject to No. 5, 6 above.

Presentation No. 1163 Date of Registration 24-12-2003 J. M. Thuita 029

(72) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE CERTIFICATE OF TITLE IR 91245 issued to Kenya Medical Associat Housing Co-operative Society limited under sec. 70 of R.T. 0.0384 Ha. LR 18589/109 Term 99 years from 1-7-19 Annual Rent Kshs. 3635/- (Rev) subject to No. 5, 6 above.

Presentation No. 1164 Date of Registration 24-12-2003 J. M. Thuita 029

(73) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE CERTIFICATE OF TITLE IR 91246 issued to Kenya Medical Associat Housing Co-operative Society limited under sec. 70 of R.T. 0.0384 Ha. LR 18589/110 Term 99 years from 1-7-1993 Annual Rent Kshs. 5760/- (Rev) subject to No. 5, 6 above.

Presentation No. 1165 Date of Registration 24-12-2003 J. M. Thuita 029

(74) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE CERTIFICATE OF TITLE IR 91247 issued to Kenya Medical Associatio Housing Co-operative Society limited under sec. 70 of R.T. 0.0354 Ha. LR 18589/111 Term 99 years from 1-7-1993 Annual Rent Kshs. 5370/- (Rev) subject to No. 5, 6 above.

Presentation No. 1166 Date of Registration 24-12-2003 J. M. Thuita 029

(75) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE CERTIFICATE OF TITLE IR 91248 issued to Kenya Medical Associat Housing Co-operative Society limited under sec. 70 of R.T. 0.0231 Ha. LR 18589/113 Term 99 years from 1-7-1993 Annual Rent Kshs. 3460/- (Rev) subject to No. 5, 6 above.

Presentation No. 1167 Date of Registration 24-12-2003 J. M. Thuita 029

(76) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE partial Discharge of Nos. 5 and 6 above. Respect of LR 18589/23. Area 0.1469 Ha.

Presentation No. 407 Date of Registration 13-2-2003 Registrar R. N. Male 015

(77) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE CERTIFICATE OF TITLE IR 91100 Area 0.0342 Ha LR 18589/22 Term 99 yrs from 1-7-1993 A/Rent Kshs 3570/- (Rev) issued under section 70 of the RTA

Presentation No. 973 Date of Registration 24-6-2003 Registrar of Titles R. N. Male 015

(78) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE Certificate of Subdivision by the Town Clerk of Nairobi City Commission approving the Subdivision of the within written land into Subplot 23, 28-41, 44-73, only.

Presentation No. 267 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(79) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE CERTIFICATE OF TITLE IR 93057 Area 0.0212 Ha LR 18589/33 Term 99 yrs from 1-7-1993 A/Rent 3180/- (Rev) issued under section 70 of the RTA

Registrar of Titles G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93058 Area 0.0238 Ha
LR 18589/72 Term 99 yrs from 1-7-1993
(80) A/Rent Kshs 3,570/- (Rev) issued under
Section 70 of the RTA

Presentation No. 269 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93059 Area 0.0323 Ha
LR 18589/43 Term 99 yrs from 1-7-1993
(81) A/Rent Kshs 4,840/- (Rev) issued under Section
70 of the RTA.

Presentation No. 270 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93060 Area 0.0432 Ha
LR 18589/52 Term 99 yrs from 1-7-1993
(82) A/Rent Kshs 6,470/- (Rev) issued under
Section 70 of the RTA

Presentation No. 271 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93061 Area 0.0225 Ha
LR 18589/31 Term 99 yrs from 1-7-1993
(83) A/Rent Kshs 3,370/- (Rev) issued under Section
70 of the RTA

Presentation No. 272 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93062 Area 0.0228 Ha
LR 18589/53 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,370/- (Rev)

Presentation No. 273 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93063 Area 0.0214 Ha
(85) LR 18589/36 Term 99 yrs from 1-7-1993
A/Rent Kshs 3210/- (Rev) issued
under Section 70 of the RTA

Presentation No. 274 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93064 Area 0.0236 Ha
(86) LR 18589/63 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,540/- (Rev) issued under
Section 70 of the RTA

Presentation No. 275 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93065 Area 0.0254 Ha
(87) LR 18589/58 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,810/- (Rev) issued under
Section 70 of the RTA

Presentation No. 276 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93066 Area 0.0255 Ha
(88) LR 18589/61 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,820/- (Rev) issued under
Section 70 of the RTA

Presentation No. 277 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

88841%

(89) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93067 Area 0.0234 Hs
LR 18589/62 Term 99 years from 1-7-1993
A/Rent Kshs 3,510/= (Rev) issued under
Section 7c of the RTA

Presentation No. 278 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(90) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93068 Area 0.0259 Hs
LR 18589/60 Term 99 years from 1-7-1993
A/Rent Kshs 3,870/= (Rev) issued under Section
7c of the RTA

Presentation No. 279 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(91) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93069 Area 0.0225 Hs
LR 18589/48 Term 99 years from 1-7-1993
A/Rent Kshs 3,370/= (Rev) issued under
Section 7c of the RTA

Presentation No. 280 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(92) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93070 Area 0.0225 Hs
LR 18589/47 Term 99 years from 1-7-1993
A/Rent Kshs 3,370/= (Rev) issued under
Section 7c of the RTA

Presentation No. 281 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(93) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93071 Area 0.0223 Hs
LR 18589/49 Term 99 years from 1-7-1993
A/Rent Kshs 3,370/= (Rev) issued under
Section 7c of the RTA

Presentation No. 282 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(94) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93072 Area 0.0225 Hs
LR 18589/46 Term 99 years from 1-7-1993
A/Rent Kshs 3,370/= (Rev) issued under
Section 7c of the RTA

Presentation No. 283 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(95) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93073 Area 0.0249 Hs
LR 18589/56 Term 99 years from 1-7-1993
A/Rent Kshs 3,370/= (Rev) issued under
Section 7c of the RTA

Presentation No. 284 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(96) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93074 Area 0.0251 Hs
LR 18589/57 Term 99 years from 1-7-1993
A/Rent Kshs 3,370/= (Rev) issued under
Section 7c of the RTA

Presentation No. 285 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(97) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93075 Area 0.0225 Hs
LR 18589/38 Term 99 years from 1-7-1993
A/Rent Kshs 3,370/= (Rev) issued under
Section 7c of the RTA

Presentation No. 286 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

D99422703

(98) CERTIFICATE OF TITLE
LR 18589/41 Term 99 years from 1-7-1993
A/Rent KShs 3,370/= (Rev) issued under
Section 7a of the RTA

Presentation No. 287 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93077 Area 0·0225 Hq

(99) LR 18589/45 Term 99 years from 1-7-1993
A/Rent KShs 3,370/= (Rev) issued under
Section 7a of the RTA

Presentation No. 288 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93078 Area 0·0238 Hq

(100) LR 18589/69 Term 99 yrs from 1-7-1993
A/Rent KShs 3,570/= (Rev) issued under
Section 7a of the RTA

Presentation No. 285 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93079 Area 0·0238 Hq

(101) LR 18589/66 Term 99 years from 1-7-1993
A/Rent KShs 3,570/= (Rev) issued under
Section 7a of the RTA

Presentation No. 290 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93080 Area 0·0225 Hq

(102) LR 18589/39 Term 99 years from 1-7-1993
A/Rent KShs 3,370/= (Rev) issued under
Section 7a of the RTA

Presentation No. 291 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93081 Area 0·0212 Hq

(103) LR 18589/50 Term 99 years from 1-7-1993
A/Rent KShs 3,180/= (Rev) issued under Section
7a of the RTA

Presentation No. 292 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93082 Area 0·0243 Hq

(104) LR 18589/54 Term 99 yrs from 1-7-1993
A/Rent KShs 3,725/= (Rev) issued under
Section 7a of the RTA

Presentation No. 293 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93083 Area 0·0256 Hq

(105) LR 18589/53 Term 99 yrs from 1-7-1993
A/Rent KShs 3,840/= (Rev) issued under
Section 7a of the RTA

Presentation No. 294 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93084 Area 0·0225 Hq

(106) LR 18589/28 Term 99 yrs from 1-7-1993
A/Rent KShs 3370/= issued under
Section 7a of the RTA

Presentation No. 295 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

(107) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93085 Area 0.0225Ha
LR 18589/37 Term 99 years from 1-7-1993
A/Rent Kshs 3,370/= (Rev) Issued under
Section 7c of the RTA

Presentation No. 296 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(108) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93086 Area 0.0238Ha
LR 18589/38 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,870/= (Rev) Issued under
Section 7c of the RTA

Presentation No. 297 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(109) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93087 Area 0.0322Ha
LR 18589/34 Term 99 yrs from 1-7-1993
A/Rent Kshs 4,830/= (Rev) Issued under
Section 7c of the RTA.

Presentation No. 298 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(110) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93088 Area 0.0238Ha
LR 18589/71 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,570/= (Rev) Issued under
Section 7c of the RTA

Presentation No. 299 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(111) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93089 Area 0.0246Ha
LR 18589/55 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,690/= (Rev) Issued under
Section 7c of the RTA

Presentation No. 300 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(112) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93090 Area 0.0350Ha
LR 18589/64 Term 99 yrs from 1-7-1993
A/Rent Kshs 5,250/= (Rev) Issued under
Section 7c of the RTA

Presentation No. 301 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(113) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93091 Area 0.0238Ha
LR 18589/67 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,570/= (Rev) Issued under
Section 7c of the RTA

Presentation No. 302 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(114) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93092 Area 0.0427Ha
LR 18589/35 Term 99 yrs from 1-7-1993
A/Rent Kshs 6,405/= (Rev) Issued under
Section 7c of the RTA

Presentation No. 303 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

(115) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE LR 93093 Area 0.0225Ha
LR 18589/46 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,370/= (Rev) Issued under
Section 7c of the RTA

Presentation No. 304 Date of Registration 7-10-2003 Registrar of Titles G. G. Gachathi 011

D11588484

CERTIFICATE OF TITLE IR 93094 Area 0.0225 Hg

(116) LR 18589/30 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,370/- (Rev) issued under
Section 70 of the RTA

Presentation No. 305 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93095 Area 0.0238 Hg

(117) LR 18589/70 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,570/- (Rev) issued under
Section 70 of the RTA

Presentation No. 306 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93096 Area 0.0225 Hg

(118) LR 18589/29 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,370/- (Rev) issued under
Section 70 of the RTA

Presentation No. 307 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93097 Area 0.0283 Hg

(119) LR 18586/65 Term 99 yrs from 1-7-1993
A/Rent Kshs 3570/- (Rev) issued under
Section 70 of the RTA

Presentation No. 308 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93098 Area 0.0396 Hg

(120) LR 18589/51 Term 99 yrs from 1-7-1993
A/Rent Kshs 5,940/- (Rev) issued under
Section 70 of the RTA

Presentation No. 309 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93099 Area 0.0225 Hg

(121) LR 18589/44 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,370/- (Rev) issued under
Section 70 of the RTA

Presentation No. 310 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 93100 Area 0.0223 Hg

(122) LR 18589/32 Term 99 yrs from 1-7-1993
A/Rent Kshs 3,310/- (Rev) issued under
Section 70 of the RTA

Presentation No. 311 Date of Registration 7-10-2003 Registrar of Titles
G. G. Gachathi 011

of the Original
FOAA
10th July 2020
REGISTRAR OF TITLES

1362

CERTIFICATE OF TITLE IR 94992 issued to Kenya Medical Association Housing Co-operative Society Limited under sec 70 of R.T.A. 0.0459 Hg
LR 18589/22 Term 99 years from 1-7-1993
Annual Rent Kshs. 3270/- Rev

1362 Registration 24-3-2004

ANNEXURE 13 151428

1a 3 N/F 3 1

151428

REPUBLIC OF KENYA

Telegrams: "Lands", Nairobi
Telephone: Nairobi 718050/9

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

Prilscot Company Ltd,
P.O. Box 3437,
NAKURU.
Ref. No. .....6354/IV/114..

25th June, 1993

REGISTERED

SIR(S) MADAM,

RE: UNS. RESIDENTIAL PLOT 'B' LANGATA ROAD NAIROBI ALTERNATIVE TO THE MUTHAIGA PLOT

LETTER OF ALLOTMENT

I have the honour to inform you that the Government hereby offers you a grant of THE ABOVE PLOT shown edged red on the attached plan No. 6354/IV/112 A subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:—

AREA: 4.045 hectares or ..... acres (approximately)

TERM: 99 years from the 1/7/93

STAND PREMIUM: Shs. 2225000/-

ANNUAL RENT: Shs. 445000/-

Subject to adjustment on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provision the Government Lands Act, (Cap. 280 of the Revised Edition the Laws of Kenya and title will be issued under the Registration of Titles Act, (Cap. 281).

B9724302

SPECIAL CONDITIONS: See attached.

2. I should be glad to receive your acceptance of the attached conditions together with your cheque for the amount as set out below:-

	Shs.
Stand Premium	2225000/-
Rent from 1/7/1993 to 31/12/93	222500/-
Conveyancing Fees	500/-
Registration Fees	100/-
Rates, proportion of (provisional)	on demand
Stamp Duty	142420/-
Survey Fees	-
Road and Road Drains	on demand
Sewers	
Receipt No. ..... Less Deposit	2590520/-

Authority: 102749/31/DA/SLO(N)48

TOTAL Shs

If acceptance and payment respectively are not received within ..... days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government Grant will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the draft grant which will be submitted later for your acceptance.

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

.....
for Commissioner of Lands

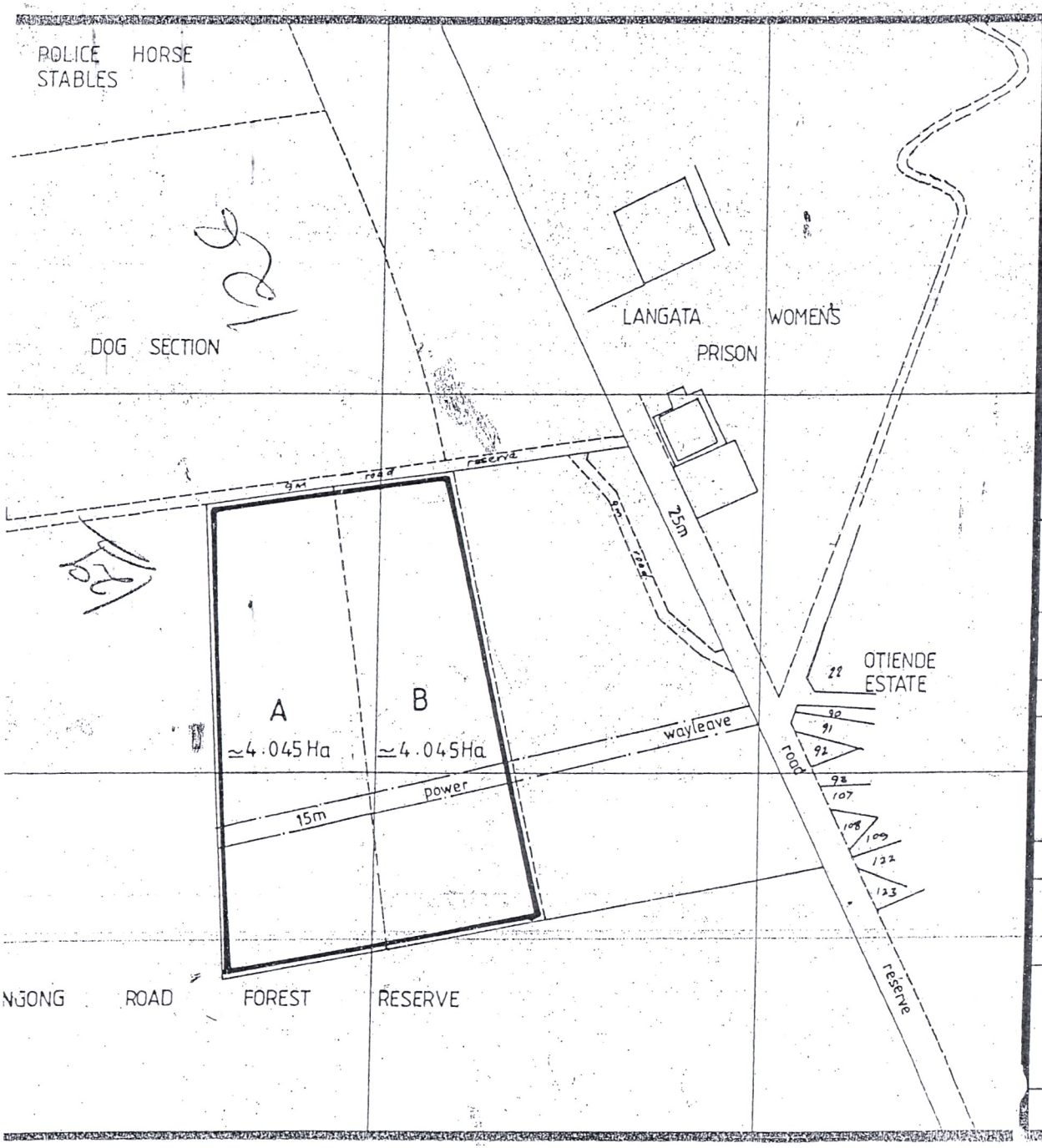
ENCL.

COPY TO:—

The Director of Surveys, Nairobi.
The Town Clerk,
The Clerk to the Council, County Council of
The District Commissioner ,
The Town Planning Adviser, Nairobi.
The City Valuation Officer, City of Nairobi.
O/C Land Rents.
Rates Assistant.
The Accountant.
O/C Records.
Senior Plan Record Officer.
Plot File.

21/6/94

K.B.R.C. (L/A)



LANGATA ROAD

PROPOSED SUB-DIVISION OF RESIDENTIAL PLOT

A5021298

NOTE.
THIS PLAN AMENDS P.D.P. No. 42/8/93/3 IN THIS RESPECT

MINISTRY OF LANDS AND SETTLEMENT

PHYSICAL PLANNING DEPARTMENT

NAIROBI

PART DEVELOPMENT PLAN

SCALE	1 : 5 000
DATE	JUNE 22, 1993
PREPARED BY	
DRAWN BY	OGUYA J. K. O.

DEPARTMENTAL REFERENCE No. 42/8/93/11

DIRECTOR PHYSICAL PLANNING DEPARTMENT DATE 23/6/93

APPROVED

COMMISSIONER OF LANDS

NAIROBI DATE 24/6/93

ANNEXURE 14

10 10 6

REPUBLIC OF KENYA

REGISTERED

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

Prilscot Company Ltd,
P.O. Box 3437,
NAKURU

151428

Ref. No. 151428/5

12th September, 19 94

SIR(S)/MADAM,

UNS. RESIDENTIAL PLOT 'B' ROAD NAIROBI ALTERNATIVE TO THE MUTHAIGA PLOT

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. 5354/IV/112A subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA: 4.045 hectares (approximately).

TERM: 99 years from the 1/7/93

STAND PREMIUM: Sh. 220,000/-

ANNUAL RENT: Sh. 44,000/- } Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

B1355922

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

		Sh.
Stand Premium		220,000/-
Rent from 1/7/93	to 31/12/93	22,000/-
Conveyancing Fees		750/- + 500
Registration Fees		250/-
Rates	on demand	
Stamp Duty		
Survey Fees		9,680
Road and Road Drains	on demand	
Others		
Receipt No.	*Less* Deposit	
	TOTAL Sh.	252,680/-

6

Accept payment as per N/A and credit any balance to rent.
Sin Wachi
SLO(OS)
16/9/94

[P.T.O.

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing.

The Government shall not accept any Liability whatsoever in the event of prior commitment or otherwise.

This cancels my letter of allotment (1)

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority: 102749/31/DA/SLO(or)48

S.R.R. NACHI
for Commissioner of Lands

ENCL.

COPY TO: P/S Ministry of Lands and Settlement, Nairobi
The Director of Surveys, Nairobi
The Town Clerk, Nairobi
~~The Clerk to the Council, County Council of~~
~~The District Commissioner~~
The Director of Physical Planning, Nairobi
District Land Officer
O/C Land ~~Rents~~ 21/9/94
Rates Assistant noted 11.4/10/94
The Accountant Paid vide rec. no. 026312 of 22/9/94 27/9/94
O/C Records Noted 21/9/94
Senior Plan Record Officer All to note. 27/9/94
Plot File 21/9/94

GPK (L)

Annexture 15

(33)

(39)

REPUBLIC OF KENYA

Serial No. — COPY

To:

DEPARTMENT OF LANDS
LAND TITLES REGISTRY (39)
NAIROBI/MOMBASA

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS). ✓ Sorted 18/9/98.
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.

THE TOWN CLERK,

15/4/28

THE CLERK, COUNTY COUNCIL OF
THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

TRANSFER { the details whereof appear below, has this day been registered as IR 63445/3

Date of Document 2-11-1994

Transferor PRILSCOT COMPANY LIMITED

Transferee GRAVITY EXPORTERS LIMITED

Address of Transferee, P.O. Box 73667 NAIROBI

L.R. No. 18590 (Orig. No.)

Area 3.956 HA.

Locality CITY OF NAIROBI

Consideration Sh. 2,500,000/-

Term 99 YEARS FROM 1-7-1993

Annual Rent Sh. 44,000/- REV

Due From 1-7-1993

Presented by MUNGA CO. ADVOCATES

Date of Presentation 17-11-1994

B1355915/

JAMES NANGOMBE
for Registrar of Titles

	Noted by	Checked by	Remarks
OFFICER I/C RECORDS:			
Land Register			
Return of Grants			
Files			
Cards			
RECORD DRAUGHTSMAN ..			
VALUATION OFFICE			

GPK (L)

ANNEXURE 16

(45)

REPUBLIC OF KENYA

Serial No. COPY

To:

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.

15192

THE TOWN CLERK,.....

THE CLERK, COUNTY COUNCIL OF .....
THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX.....

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

TRANSFER the details whereof appear below, has this day been registered as IR 63445/4

Date of Document 4-3-1999

Transferor GRAVITY EXPORTERS LIMITED

Transferee ASSUMPTIONS SISTERS OF NAIROBI REGISTERED TRUSTEES

Address of Transferee, P.O. Box 25054 NAIROBI

L.R. No. 18590 (Orig. No. -)

Area 3.956 HA

Locality CITY OF NAIROBI

Consideration Sh. 18,000,000/=

Term 99 YEARS FROM 1.7.1993

Annual Rent Sh. 24,000/= REVISABLE

Due From 1.7.1993

Presented by MACHARIA NJERU ADVOCATE

Date of Presentation 5-3-1999

B1355912

E.M. Ndegwa
for Registrar of Titles

	Noted by	*Checked by*	*Remarks*
OFFICER I/C RECORDS:			
Land Register	JK		
Return of Grants			
Files			
Cards			
RECORD DRAUGHTSMAN ..			
VALUATION OFFICE			
			22/3/99

GPK (L)

Annexture 17

116

REPUBLIC OF KENYA

Telegrams: "Lands", Nairobi
Telephone: Nairobi 718050/9

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

Mr. Onesmus Kimani Ngunjiri,
P.O. Box 338, Nakuru

Ref. No. 6354/IV/116

8th July, 19 93

REGISTERED

SIR(S) MADAM,

UNS. RESIDENTIAL PLOT B LANGATA

A5070871

LETTER OF ALLOTMENT

I have the honour to inform you that the Government hereby offers you a grant of the above plot shown edged red on the attached plan No. 6354/IV/106A subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:—

AREA: 5.66 hectares or ..... acres (approximately)

TERM: 99 years from the 1-7-93

STAND PREMIUM: Sh. 3,113,000/=

ANNUAL RENT: Sh. 622,600/= } Subject to adjustment on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of the Government Lands Act, (Cap.280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act, (Cap. 281).

SPECIAL CONDITIONS: See attached.

2. I should be glad to receive your acceptance of the attached conditions together with bankers cheque for the amount as set out below:—

	Sh.
Stand Premium	3,113,000.00
Rent from 1-7-93 to 31-12-93	311,300.00
Cenveyancing Fees	500.00
Registration Fees	100.00
Rates, proportion of (provisional) on demand	
Stamp Duty	198,240.00
Survey Fees on demand	
Road and Road Drains on demand	
Sewers	
Receipt No. ..... Less Deposit	
TOTAL Sh.	3,623,140.00

Authority Govt.
F. No. 6354/IV/104

[P.T.O.

payment respectively are not received within 30 days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government Grant will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the draft grant which will be submitted later for your ~~acceptance~~ retention. The attached special ~~conditions~~ conditions form part of the offer.

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

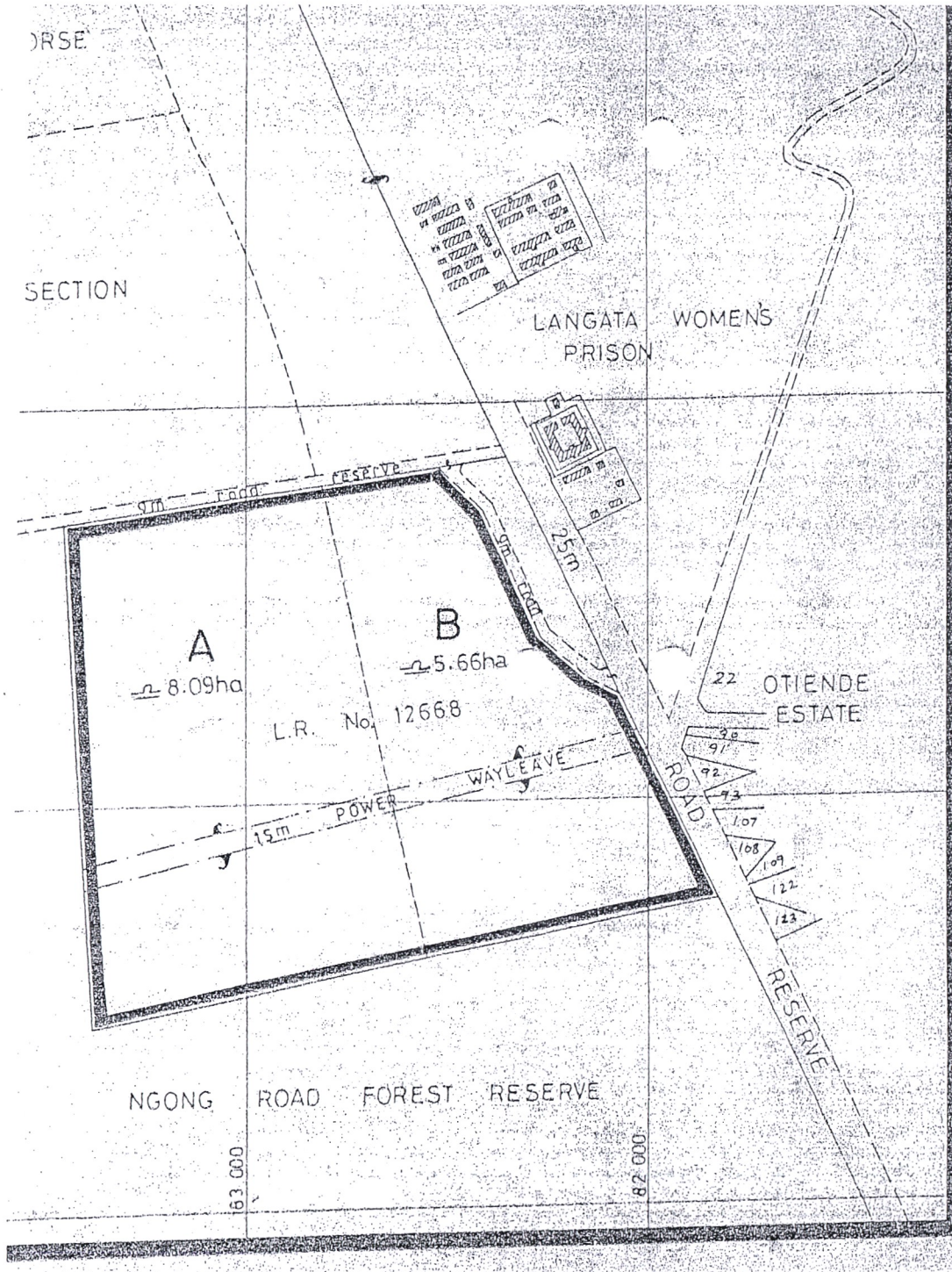
E. O. OTWORI
for Commissioner of Lands

ENCL.

COPY TO:— The P/S Ministry of Lands & Settlement, Nrb.,
The Director of Surveys, Nairobi.
The Town Clerk, P.O. Box 30075, NRB.
~~The District Commissioner,~~
The Town Planning Adviser, Nairobi.
The City Valuation Officer, City of Nairobi.
O/C Land Rents.)
Rates Assistant. All tox note
The Accountant.
O/C Records.
Senior Plan Record Officer.)
Plot File.

)

K.B.R.C. (L/A)



LANGATA ROAD

PROPOSED RESIDENTIAL PLOTS

MINISTRY OF LANDS & SETTLEMENT

PHYSICAL PLANNING DEPARTMENT

NAIROBI

PART DEVELOPMENT PLAN

SCALE 1 : 5 000

DATE 22nd MARCH 1993

PREPARED BY

DRAWN BY KENNETH M. WAGATE

DEPARTMENTAL REFERENCE No. 42/8/93/3

DIRECTOR Physical Planning Department DATE 23/3/93

APPROVED

COMMISSIONER OF LANDS

DATE 16/4/93

NAIROBI APPROVED DEVELOPMENT PLAN No.

ANNEXURE 18

Onesmus Kimani Ngunjiri,
P. O. Box 77832,
NAIROBI.

28th September, 1993

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

Dear Sir,

RE: APPLICATION OF SUBDIVISION OF SURVEYED PLOT "B" (18591) LANGATA.

I hereby apply for the above sub division and submit four copies of the same for your perusal and subsequent approval.

Yours faithfully,

ONESMUS KIMANI NGUNJIRI.

Encls.

60/1515-79

BB997554F

(20)

(18)

151579/14.

8th June 94



Mr. Onesmus Kimani Ngunjiri
P.O. Box 77832
NAIROBI.

Sir,

Re: Uns. Residential Plot 8 - Jogoota

Further to my letter ref. No. 151579/3 dated 14th October, 1993 I forward herewith a copy of Part Development Plan No. 42/25/94/1 showing the proposed sub-division of the above mentioned plan duly approved.

Let me have a copy of the survey plan for my further action.

Yours faithfully,

S.R.N. Wachi.
For: COMMISSIONER OF LANDS

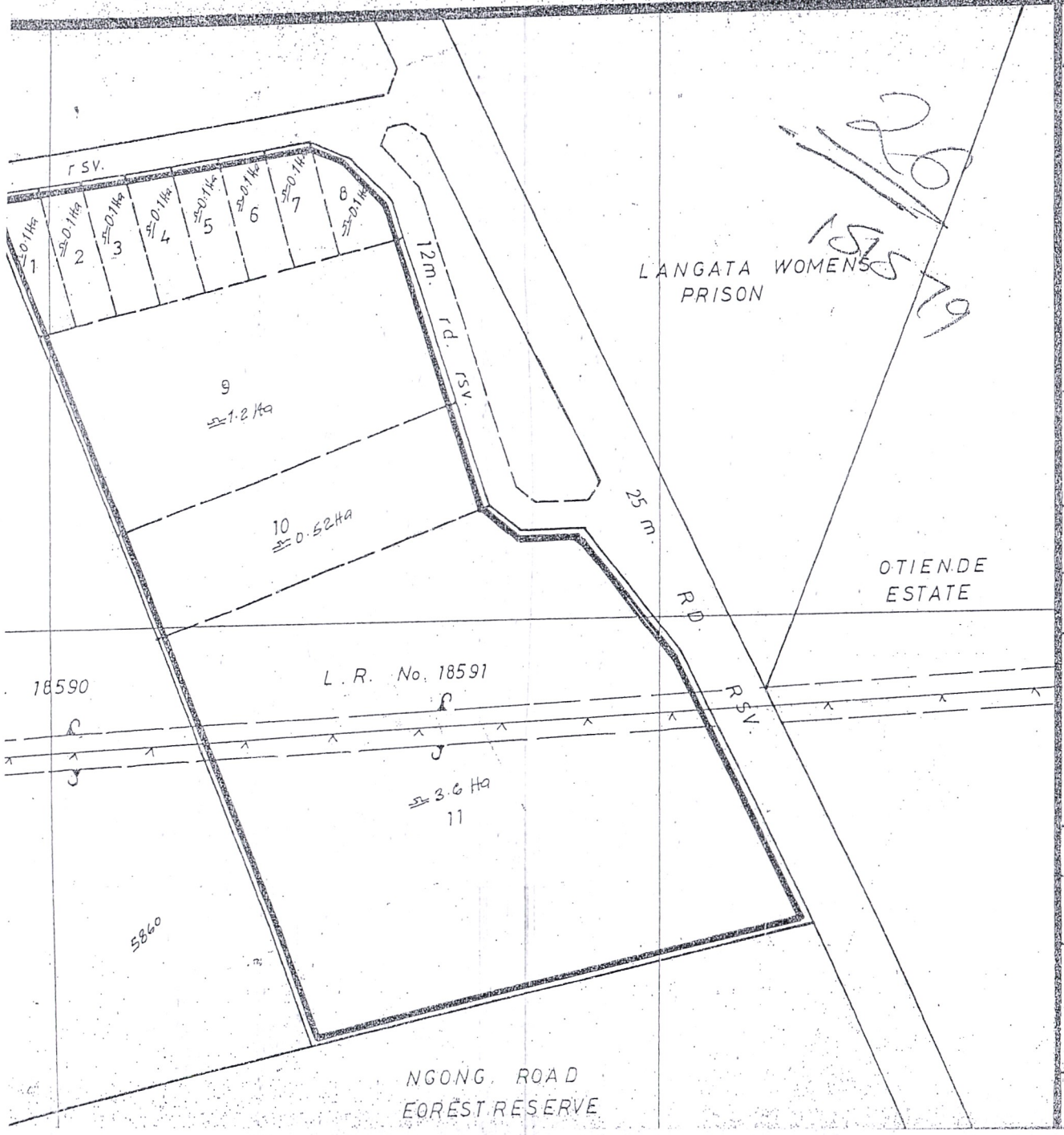
/awg.

cc The Director of Physical Planning
NAIROBI.- with a copy of plan

The Director of Surveys
NAIROBI. - with a copy of plan

The Director of City Planning
Nairobi City Council
NAIROBI. - with a copy of plan.

19/1579 X9



LANGATA (KAREN)

PROPOSED SUB-DIVISION OF L.R. No. 18591

MINISTRY OF LANDS & SETTLEMENT

PHYSICAL PLANNING DEPARTMENT

NAIROBI

PART DEVELOPMENT PLAN

SCALE	1 : 2,500
DATE	30/5/1994
PREPARED BY	
DRAWN BY	Otiato Miya

DEPARTMENTAL REFERENCE No. 42/25/94/1

DIRECTOR PHYSICAL PLANNING DEPARTMENT DATE 2/6/94

APPROVED COMMISSIONER OF LANDS NAIROBI DATE 7/6/94

APPROVED DEVELOPMENT PLAN No

ANNEXURE 15

ANNEXURE 19

6)

REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT: Number I.R. 63385
ANNUAL RENT: SHS. 11,000/- (REVISABLE)
TERM: 99 years from 1.7.1993

B9868448

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of shillings fifty five thousand (Shs. 55,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA hereby GRANTS unto ONESMUS KIMANI NGUNJIRI of NAKURU (Post Office Box Number 3338)

(hereinafter called "The Grantee") ALL that piece of land situate in the City of Nairobi in the Nairobi Area District containing by measurement nought decimal one nought nought nought (0.1000) of a hectares/~~acres~~ or thereabouts that is to say L.R. No. 18591/2

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 184997 deposited in the Survey Records Office at Nairobi

TO HOLD

for the term of ninety nine (99) years from the first Day of July One thousand nine hundred and ninety three SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of shillings eleven thousand (Shs. 11,000/-) (Revisable) (*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.

THE FOLLOWING INSTRUMENT HAS BEEN

FORM 6 (Residential)

SPECIAL CONDITIONS

1. No buildings shall be erected on the land nor shall additions or external alterations be made to any buildings 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 in triplicate to the Local Authority and the Commissioner of Lands plans (including block plans showing the positions of the buildings and a system of drainage for disposing of sewage surface and sullage 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 he 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 stand 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 sublet charge or part with the possession of the land or any part thereof or and buildings thereon except with the prior consent in writing of the Commissioner of Lands. No application for such consent (except in respect of a loan required for building purposes) will be considered until 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 sewers serving or adjoining the land and the proportionate cost for the supply of both the water and the electric power and shall on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 7 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.

REPUBLIC OF KENYA

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map South. A-37, G-II. d

Land Reference No. 18591/2

(Orig No.

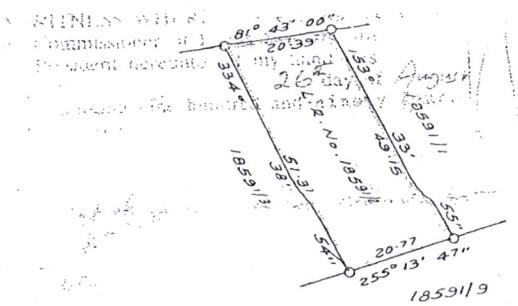
Sub division No. (Orig No.

of Section No.

Bearings °	Distances Metres

Area 0.1000 Ha. (Approx.)

B12426632



Charge to ... Commercial Bank Limited

Uganda

J. G. NJOROGE

for Director of Surveys

Nairobi 14th JUNE 1994

B. M. Okumu
Licensed Surveyor

Scale 1 in 1000

DEED PLAN No. 184997

Traced by

Compared by

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, at 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, 1998 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 26th day of August One thousand nine hundred and ninety four. in the presence of:

REGISTRAR OF TITLES

REGISTERED AS No. 12 633851
Presented 20th September 19 94
Time 10:15 hrs
Registrar of Titles

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE

2 Charge to Kenya Commercial Bank Limited (with other lands)

No. 391 Date of Registration 12-7-95

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE

(3) Discharge of Charge No. 2 above

No. 598 Date of Registration 13-6-97

GPK (L) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THIS TITLE

(4) Charge to Barclays Bank of Kenya Limited

No. 599 Date of Registration 13-6-97

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(5) Discharge of Charge No 4 wide

Presentation No. 994 Date of Registration 25-2-2005 Registrar

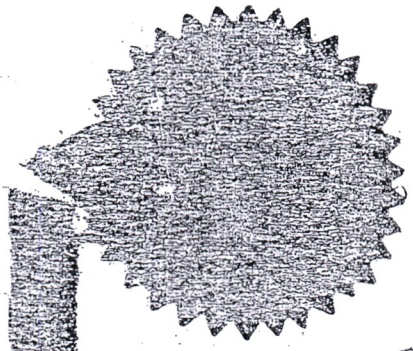
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

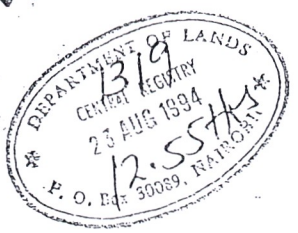
(6) Charges to Bega Investments Limited

Presentation No: 1004 Date of Registration: 15-12-2006

B9868447E

ANNEXURE 19a





REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT: Number I.R. 63080
ANNUAL RENT: SHS. 11,000/- (REVISABLE)
TERM: 99 years from 1.7.1993

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of shillings fifty five thousand (Shs. 55,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA hereby GRANTS unto ONESMUS KIMANI NGUNJIRI of NAKURU (Post Office Box Number 3338)

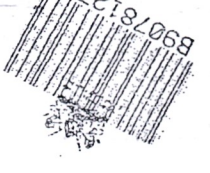
(hereinafter called "The Grantee ") ALL that piece of land situate in the City of Nairobi in the Nairobi Area District containing by measurement nought decimal one nought nought nought (0.1000) of a hectare~~s~~/~~acres~~ or thereabouts that is to say L.R. No. 18591/5

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 185000 deposited in the Survey Records Office at Nairobi

TO HOLD

for the term of ninety nine (99) years from the first Day of July One thousand nine hundred and ninety three SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of shillings eleven thousand (Shs. 11,000/-) (Revisable) (*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.



CR 159007

REPUBLIC OF KENYA

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map South. A 37 / G. II. d

Bearings °	Distances Metres

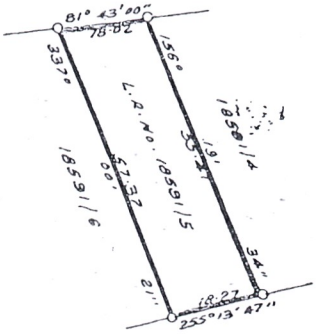
Land Reference No. 18591/5

(Orig No.

Sub division No. (Orig No.

of Section No.

Area = 0.1000 Ha. (Approx.)



18591/9

B. M. Okoma
Licensed Surveyor.

J. G. NJOROGE
for Director of Surveys

Traced by

Compared by

Scale 1 in 1000

Nairobi 14th JUNE 1994

DEED PLAN No. 185000

B203804/R

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, 1998 and thereafter at the expiration of every ten years of the term.

B90780664

IN WITNESS WHEREOF I WILSON GACANJA the Commissioner of Lands have by order of the President hereunto set my hand this 19th day of August One thousand nine hundred and ninety four in the presence of:

REGISTRAR OF TITLES

...AD TITLES REGISTRY—NAIROBI, KENYA.
REGISTRATION OF TITLES ACT
REGISTERED AS No. I.R. 63080/1
Presented 23rd August 1994
Time 12:55 Hrs
Registrar of Titles

...FOLLOWING INSTRUMENT ... REGISTERED AGAINST ...

Charge to Kenya Commercial Bank Limited for ~~5,500,000/-~~ 2,925,000/- (with other lands)

Owchelo

... 391 Date of Registration 12-7-95 Registrar

...

Discharge of Charge No. 2 above

GPK (L)

... 598 Date of Registration 13-6-97

THE FOLLOWING ... AGAINST THE TITLE

Discharge of charge No 2. above

Registration No. 2560 Date of Registration 25-6-2009

757
5/18

Transfer to Munah Mburu Kiragu.
For Kshs. 1,000,000/=

Presentation: 757

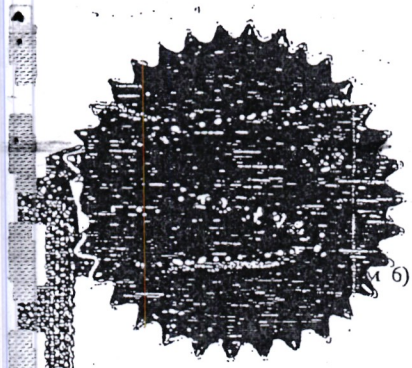
10-05-2018

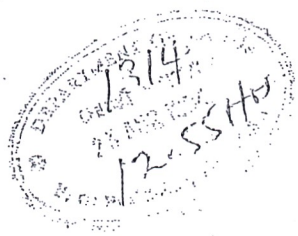
I hereby certify this to be a true copy of the Original
(1) stamp duty shs.....
Copying A/c. shs.....
shs.....
Date: 12th October 2020

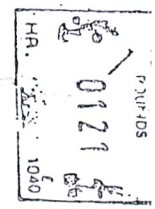
REGISTRAR OF TITLES

C. J. Maroa *350

95/755 ANNEXTURE 20









REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT: Number I.R. 63075
ANNUAL RENT: SHS. 11,000/- (REVISABLE)
TERM: 99 years from 1.7.1993

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of shillings fifty five thousand (Shs. 55,000/-) by way of stand premium paid on or before the execution hereof. THE PRESIDENT OF THE REPUBLIC OF KENYA hereby GRANTS unto ONESMUS KIMANI NGUNJIRI of NAKURU (Post Office Box Number 3338)

(hereinafter called "The Grantee") ALL that piece of land situate in the City of Nairobi in the Nairobi Area ~~District~~ containing by measurement nought decimal one nought nought nought (0.1000) of a hectare~~s~~/~~acres~~ or thereabouts that is to say L.R. No. 18591/6

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 185001 deposited in the Survey Records Office at Nairobi



TO HOLD

for the term of ninety nine (99) years from the first Day of July One thousand nine hundred and ninety three SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of shillings eleven thousand (Shs. 11,000/-) (Revisable)

(*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.

(83) (84)

FORM 6 (Residential)

SPECIAL CONDITIONS

1. No buildings shall be erected on the land nor shall additions or external alterations be made to any buildings 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 in triplicate to the Local Authority and the Commissioner of Lands plans (including block plans showing the positions of the buildings and a system of drainage for disposing of sewage surface and sullage 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 he 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 stand 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 sublet charge or part with the possession of the land or any part thereof or and buildings thereon except with the prior consent in writing of the Commissioner of Lands. No application for such consent (except in respect of a loan required for building purposes) will be considered until 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 sewers serving or adjoining the land and the proportionate cost for the supply of both the water and the electric power and shall on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 7 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.

159025

B96008810

REPUBLIC OF KENYA

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map South. A. 37 / G. II. d

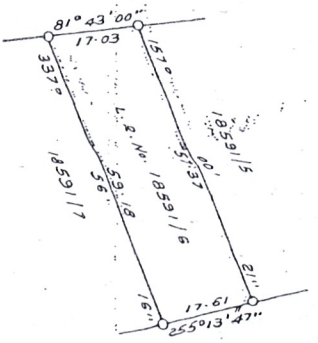
Land Reference No. 18591/6 (Orig No.

Sub division No. (Orig No.

of Section No.

Area = 0.1000 Ha. (Approx.)

Bearings °	Distances Metres



18591/9



B. M. Okumu
Licensed Surveyor.

J. G. NJUROTE
for Director of Surveys

Traced by

Compared by

Scale 1 in 1000

Nairobi 14th JUNE 1994

DEED PLAN No. 185001

(32)

(31)

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, 1998 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 19th day of August One thousand nine hundred and ninety four in the presence of:

REGISTRAR OF TITLES

...ND TITLES REGISTRY—NAIROBI, KENYA
REGISTRATION OF TITLES AC...
REGISTERED AS No. I.R. 63075/1
Presented 23rd August 1994
Time 12:55 Hrs.
Registrar of Ti...

(2) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Charge to Kenya Commercial Bank Limited (with other lands)

(IR 63075)

Number 391 Date of Registration 12-7-95 Registrar

B96008821

(3) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Discharge of Charge No. 2 above

GPK (L)

Number 596 Date of Registration 13-6-97 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Transfer to Josphat Warui Murage

Registration No. 743 Date of Registration 15-7-2003 Registrar of Titles G. G. Machihi 018

(5)

Transfer to Peter Irungu Hacharia and Teresiah Wanjiru Irungu

1649 18-12-2007

J. W. KAMAU 213

ANNEXURE 21

21

21

COLLECTOR OF STAMP DUTIES NAIROBI 22.8.94

KENYA REVENUE POUNDS 0121 HR. 19.8.94

SD £121

DEPARTMENT OF LANDS CENTRAL REGISTRY 23 AUG 1994 P.O. Box 30089, NAIROBI 1315 12.55 HRS

REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT: Number I.R. 63076
ANNUAL RENT: SHS. 11,000/- (REVISABLE)
TERM: 99 years from 1.7.1993

15900

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of shillings fifty five thousand (Shs. 55,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA hereby GRANTS unto ONESMUS KIMANI NGUNJIRI of NAKURU (Post Office Box Number 3338)

(hereinafter called "The Grantee ") ALL that piece of land situate in the City of Nairobi in the Nairobi Area ~~District~~ containing by measurement nought decimal one nought nought nought (0.1000) of a hectare~~s/acres~~ or thereabouts that is to say L.R. No. 18591/7

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 185002 deposited in the Survey Records Office at Nairobi

TO HOLD

for the term of ninety nine (99) years from the first Day of July One thousand nine hundred and ninety three SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of shillings eleven thousand (Shs. 11,000/-) (Revisable)

(*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.

A66940372

FORM 6 (Residential)

SPECIAL CONDITIONS

1. No buildings shall be erected on the land nor shall additions or external alterations be made to any buildings 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 in triplicate to the Local Authority and the Commissioner of Lands plans (including block plans showing the positions of the buildings and a system of drainage for disposing of sewage surface and sullage 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 he 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 stand 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 sublet charge or part with the possession of the land or any part thereof or and buildings thereon except with the prior consent in writing of the Commissioner of Lands. No application for such consent (except in respect of a loan required for building purposes) will be considered until 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 sewers serving or adjoining the land and the proportionate cost for the supply of both the water and the electric power and shall on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 7 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.

REPUBLIC OF KENYA

29
20 (20)

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map South A 37, G. II. d

Bearings °				Distances Metres

Land Reference No. 18591/7

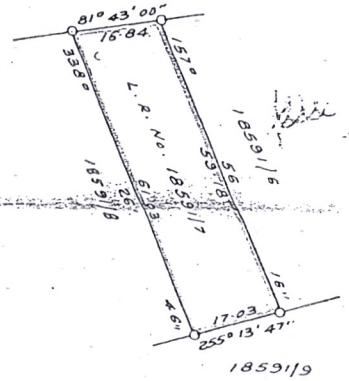
(Orig No.

Sub division No. (Orig No.

of Section No.

Area = 0.1000 Ha. (Approx.)

A6694073



B. M. OKUMU
Licensed Surveyor

J. G. NJURUGE
for Director of Surveys

Scale 1 in 1000

Nairobi 14th JUNE 1994

Traced by

Compared by

DEED PLAN No. 185002

19

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, 1998 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 19th day of August One thousand nine hundred and ninety four. in the presence of:

REGISTRAR OF TITLES

...RD TITLES REGISTRY—NAIROBI, KENYA
REGISTRATION OF TITLES ACT
REGISTERED AS No. I.R. 63076
Presented 23rd August 1994
Time 12:55 Hrs

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED UNDER THE ...
Transfer to Peter Irungu Macharia

(2)

Presentation No. 170 Date of Registration 2-3-95

(3) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED UNDER THE TITLE
Transfer to Peter Irungu Macharia and Teresia Wanjiru Irungu as Joint tenants
(WITH ... LANDS)

IR63078

Presentation No. 1657 Date of Registration 22-12-2006

Registrar

G. G. Gachiki 018

GPK (L)

A4413880

ANNEXURE (VII) 21 B 9

6)

REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT: Number I.R. 63078

ANNUAL RENT: SHS. 11,000/= (REVISABLE)

TERM: ninety nine (99) years from 1.7.1993

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of shillings fifty five thousand (Shs. 55,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA hereby GRANTS unto ONESMUS KIMANI NGUNJIRI of NAKURU (Post Office Box Number 3338)

(hereinafter called "The Grantee ") ALL that piece of land situate in the City of Nairobi in the Nairobi Area
~~District~~ containing by measurement nought decimal one nought nought nought (0.1000) of a hectares~~/acres~~ or thereabouts that is to say L.R. No. 18591/8

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 185003 deposited in the Survey Records Office at Nairobi

TO HOLD

for the term of ninety nine (99) years from the first Day of July One thousand nine hundred and ninety three SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of shillings eleven thousand (Shs. 11,000/) (Revisable)

(*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.

DEPARTMENT OF LANDS
DOCUMENT SCANNED

CF 159010

REPUBLIC OF KENYA

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map South. A.37, G. II. d

Bearings °	Distances Metres

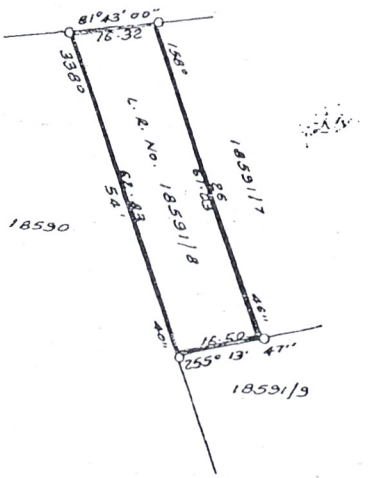
Land Reference No. 18591/8

(Orig No.

Sub division No. (Orig. No.

of Section No.

Area = 0.1000 Ha. (Approx.)



B. M. Okumu
Licensed Surveyor

J. G. NJUROGE
for Director of Surveys

Traced by

Compared by

Scale 1 in 1000

Nairobi 14th JUNE 1994

DEED PLAN No. 185003

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, 1998 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 19th day of August One thousand nine hundred and ninety four in the presence of:

REGISTRAR OF TITLES

LAND TITLES REGISTRY—NAIROBI, KENYA.
REGISTRATION OF TITLES ACT
REGISTERED AS No. I.R. 63078/1
Presented 23rd August 94
Time 12:55 Hrs
Registrar of Titles

B90780541

Transfer to Peter Irungu Macharia
For Kshs. 300,000/-

GPK (L) 169 2-3-95

Transfer to peter Irungu macharia and Teresia Wanjiru Irungu as Joint tenants for Love and Affection

1657 22-12-2000

Charge to the Co-operative Bank of Kenya Limited

To Ksh. 115,000,000 /=

(With other lands)

Presentation No. 801 ..... Date of Presentation 10-9-2013 .....

Registrar

I hereby certify this to be a true copy of the Original

(1) stamp duty shs. .....

Copying A/c. shs. Nil

shs. .....

Date: 12th October 2020

REGISTRAR OF TITLES

C. J. Maroa *350

ANNEXURE 22

(1)

283

(26)

(FORM 6)

DEPARTMENT OF LAND
DOCUMENT SCANNED

DEPARTMENT OF LANDS
CENTRAL REGISTRY
23 AUG 1994
12.55 HRS
P. O. Box 30039, NAIROBI
1320

SD £ 1452
19.8.94

COLLECTOR OF STAMP DUTIES
NAIROBI
22.8.94

KENYA REVENUE
HR. 1452
1040

REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT: Number I.R. 63081
ANNUAL RENT: SHS. 132,000/- (REVISABLE)
TERM: 99 YEARS FROM 1.7.1993

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Shillings Six hundred and sixty thousand (Shs.660,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA hereby GRANTS unto SUMMERSET INVESTMENTS LIMITED, a limited liability company having its registered office at NAIROBI (Post Office Box Number 70559)

hereinafter called "The Grantee ") ALL that piece of land situate in the City of Nairobi in the Nairobi Area containing by measurement One decimal two nought nought (1.200) hectares/~~xxxx~~ or thereabouts that is to say L.R. No. 18591/9

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 185004 deposited in the Survey Records Office at Nairobi

B3073612X

TO HOLD

for the term of Ninety Nine (99) years from the first Day of July One thousand nine hundred and Ninety three SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of Shillings One hundred thirty two thousand (Shs.132,000/-) (REVISABLE) (*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.

FORM 6 (Residential)

SPECIAL CONDITIONS

1. No buildings shall be erected on the land nor shall additions or external alterations be made to any buildings 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 in triplicate to the Local Authority and the Commissioner of Lands plans (including block plans showing the positions of the buildings and a system of drainage for disposing of sewage surface and sullage 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 stand 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 sublet charge or part with the possession of the land or any part thereof or and buildings thereon except with the prior consent in writing of the Commissioner of Lands. No application for such consent (except in respect of a loan required for building purposes) will be considered until 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 sewers serving or adjoining the land and the proportionate cost for the supply of both the water and the electric power and shall on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 7 days of demand) or be refunded the amount by which the actual proportionate cost exceeds or falls short of the amount paid as aforesaid.

REPUBLIC OF KENYA

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map South A 37 / C.II.4

Bearings °	Distances Metres

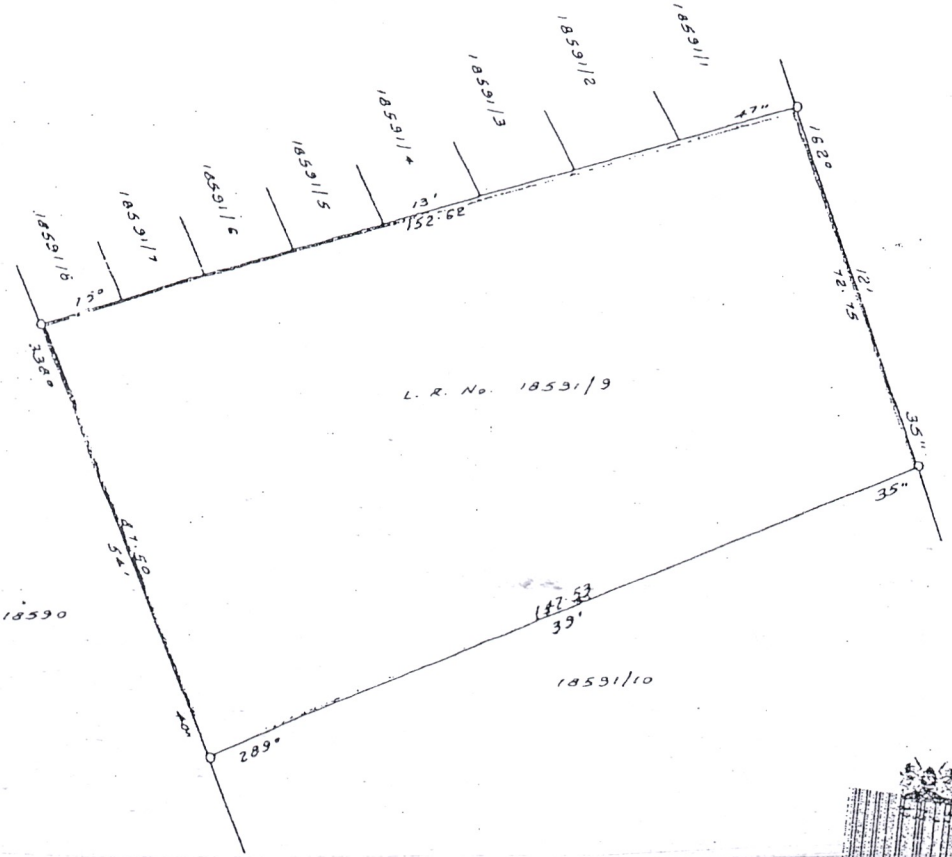
Land Reference No. 18591/9

(Orig No.

Sub division No. (Orig No.

of Section No.

Area = 1.200 Ha. (Approx.)



B8071441-

B. M. Okuku
Licensed Surveyor

J. G. NJUROGE
for Director of Surveys

Nairobi 14th JUNE 1994

Scale 1 in 1000

Traced by

Compared by

DEED PLAN No. 185004

ANNEXURE 23

4. Transfer to Langata Gardens Limited For Kshs. 15,000,000/=

Presentation No: 1927 Date of Registration: 21-11-2008

Registrar

B. F. ATIENO 208

2189/09/09

5. THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Charge to Equity Bank Limited For Kshs 220,000,000/=

Presentation No: 2189 Date of Registration: 18.09.2009

Registrar

C. S. Maina 235

1519-1533

6. THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above In respect of Apartment B5 on Block 1

Presentation No: 1519 Date of Registration: 15.06.2010 Registrar

B30396694

7. THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Juliet Mana Makalu All that Flat No. B5 on the Second Floor Block No. 1 as shown on the Plan regd in Vol. D1 Folio 241/3143 File MM1X Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Peppercorn for Kshs 6,000,000/= VIDE IR 1236

Presentation No: 1520 Date of Registration: 15.06.2010

Registrar

C. S. Maina 235

8. THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above In respect of Apartment No. B8 on Block 1

Presentation No: 1521 Date of Registration: 15.06.2010 Registrar

C. S. Maina 235

9. THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Osana Munyi Nyangara All that Flat No. B8 on Third Floor, Block No. 1 as shown on the Plan regd in Vol. D1 Folio 241/3148 File MM1X Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Peppercorn for Kshs 7500,000/= VIDE IR 123629

Presentation No: 1522 Date of Registration: 15.06.2010

Registrar

C. S. Maina 235

10. THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above In respect of Apartment No. B5 on Block 3

Presentation No: 1524 Date of Registration: 15.06.2010 Registrar

C. S. Maina 235

11. THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Jane Njambi Munyua All that Flat No. B5 on Second Floor Block No. 3 as shown on the Plan regd in Vol. D1 Folio 240/3086 File MM1X Term 99 years from 01.07.1993 (except the last 7 days) A/Rent Peppercorn for Kshs 5,000,000/= VIDE IR 123630

Presentation No: 1525 Date of Registration: 15.06.2010

Registrar

C. S. Maina 235

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 1998 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 19th day of August One thousand nine hundred and ninety four in the presence of:

REGISTRAR OF TITLES

... TITLES REGISTRY—MAIROBI, ...
REGISTRATION OF TITLES ACT
REGISTERED AS No. I.R. 63081/1
Presented 23rd August 1994
Time 12:55 Hrs
Registrar of Titles

942
7/94
2

Charge to National Bank of Kenya Limited for Kshs. 3,000,000/-

942 22-9-94

GPK (L)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Discharge of Charge No. 2 above

3

Registrar of Titles

Presentation No. 1927 Date of Registration 24-11-2008 E. F. ATIENO 208

Presentation No: 1521 Date of Registration: 15.06.2010 Registrar

C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Allen Grove Road Limited All that Flat No. B4 on First Floor Block No. 4 as shown on the Plan regd in Vol. D1 Folio 241/3167 File MM1X Term 99 years from 01.07.1993 (except the last 7 days) A/Rent Peppercorn for Kshs 6,000,000/= VIDE IR123631

Presentation No: 1528 Date of Registration: 15.06.2010 Registrar

C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above in respect of Apartment A5 on Block 3.

Presentation No: 1529 Date of Registration: 15.06.2010 Registrar

C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Emmanuel Kiprono Koech All that Flat No. A5 on Second Floor, Block No. 3 as shown on the Plan regd in Vol. D1 Folio 283/3044 File MM1X Term 99 years from 01.07.1993 (except the last 7 days) A/Rent Peppercorn for Kshs 6,000,000/= VIDE IR123637

Presentation No: 1530 Date of Registration: 15.06.2010 Registrar

C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above in respect of Apartment A1 on Block 7.

Presentation No: 1532 Date of Registration: 15.06.2010 Registrar

C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Francis Rukungu Mwangi & Ann Wangui Rukungu. All that Flat No. A1 on Ground Floor, Block No. 7 as shown on Plan regd in Vol. D1 Folio 240/3065 File MM1X Term 99 years from 01.07.1993 (except last 7 days) A/Rent Peppercorn for Kshs 6,000,000/= VIDE IR123633

Presentation No: 1533 Date of Registration: 15.06.2010 Registrar

C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above in respect of Apartment B6 on Block 7.

Presentation No: 2044 Date of Registration: 21.06.2010 Registrar

C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Richard Onyango Ombima and Susan Anyango Odyango All that Flat No. B6 on Second Floor Block 7 as shown on the Plan regd in Vol. D1 Folio 240/3071 File MM1X Term 99 years from 01.07.1993 (except last 7 days) A/Rent Peppercorn for Kshs 5,500,000/= VIDE IR123744

Presentation No: 2045 Date of Registration: 21.06.2010 Registrar

C. S. Maina *235

B3039670$

27) Folio 238/3039 File MMIX Term 99yrs from 01.07.1993 (except the last 7 days) A/Rent Peppercorn (if demanded) VIDE IR 123947

Presentation No: 2769 Date of Registration: 29.06.2010 Registrar C. S. Maina*235

28) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
In respect of Apartment A7 on Block 1

Presentation No: 2059 Date of Registration: 21.07.2010 Registrar

29) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Anthony Karanja Njoroge All that Flat No. A7 as shown on the Plan regd in Vol. DI folio 241/3145 file MMIX & Vol. DI folio 246/3240 file MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent Peppercorn (if demanded) VIDE IR

Presentation No: 2060 Date of Registration: 21.07.2010 Registrar

30) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
In respect of Apartment B6 on Block 2

Presentation No: 2051 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

31) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Silvano Njeru Nyagah & Jane Wambui Nyagah All that Flat No. A6 on the Second Floor Block No. 2 as shown on the Plan regd in Vol. DI folio 238/3042 file MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent Peppercorn (if demanded) VIDE IR 124383

Presentation No: 2052 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

32) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
In respect of Apartment No. A3 on Block 1

Presentation No: 2054 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

33) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Daina Wairu Kimani and Elizabeth Muthoni Kimani All that Flat No. A3 on First Floor, Block No. 1 as shown on the Plan regd in Vol. DI folio 241/3137 file MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent Peppercorn (if demanded) VIDE IR 124384

Presentation No: 2055 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

34) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
In respect of Apartment B6 on Block 8

Presentation No: 2056 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

259

B80714402

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Bernard Mwepka Muutu & Victoria Nthambi Muutu - All that Flat No. B2 as shown on the plan Regd. in Vol. D1 Folio 238/3039 File MMIX Term 99yrs from 01.07.1993 (except the last 7 days) A/Rent Peppercorn (if demanded) VIDE IR 123947

Presentation No: 2769 Date of Registration: 29.06.2010 Registrar C. S. Maina*235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above in respect of Apartment A1 on Block 1

Presentation No: 2059 Date of Registration: 21.07.2010 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Anthony Karanja Njoroge All that Flat No. A1 as shown on the Plan regd in Vol. D1 folio 241/3145 File MMIX & Vol. D1 folio 246/3240 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent Peppercorn (if demanded) VIDE IR

Presentation No: 2060 Date of Registration: 21.07.2010 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above in respect of Apartment B6 on Block 2

Presentation No: 2051 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Silvano Njeru Nyagah & Jane Wambui Nyagah All that Flat No. A6 on the Second Floor Block No. 2 as shown on the Plan regd in Vol. D1 folio 238/3042 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Peppercorn (if demanded) VIDE IR 124383

Presentation No: 2052 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above in respect of Apartment No. A3 on Block 1

Presentation No: 2054 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Daina Wanjiku Kimani and Elizabeth Muthoni Kimani All that Flat No. A3 on First Floor Block No. 1 as shown on the Plan in Vol. D1 Folio 241/3137 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Peppercorn (if demanded) VIDE IR 124384

Presentation No: 2055 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above in respect of Apartment B6 on Block 8

Presentation No: 2056 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

(27) Miuutu - All that Flat No. B2 as shown on the plan Regd. in Vol. DI Folio 238/3039 File MMIX Term 99yrs from 01.07.1993 (except the last 7 days) A Rent Peppercorn (if demanded) VIDE IR 123947

Presentation No: 2769 Date of Registration: 29.06.2010 Registrar C. S. Maina*235

(28) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
...In respect of Apartment A7 on Block 1

Presentation No: 2059 Date of Registration: 21.07.2010 Registrar

(29) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Anthony Karanja Njoroge All that Flat No. A7 as shown on the Plan regd in Vol. DI folio 241/3145 File MMIX & Vol. DI Folio 246/3240 File MMIX Term 99 years from 01.07.1993 (except the last 7 days). A/Rent Peppercorn (if demanded) VIDE IR

Presentation No: 2060 Date of Registration: 21.07.2010 Registrar

2060 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
...In respect of Apartment B6 on Block 2

Presentation No: 2051 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

(30) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Silvano Njeru Nyagah & Jane Wambui Nyagah All that Flat No. A6 on the Second Floor Block No. 2 as shown on the Plan regd in Vol. DI Folio 238/3042 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Peppercorn (if demanded) VIDE IR 124383

Presentation No: 2052 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

(31) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
...In respect of Apartment No. A3 on Block 1

Presentation No: 2054 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Daina Wairau Kimani and Elizabeth Muthoni Kimani All that Flat No. A3 on First Floor, Block No. 1 as shown on the Plan regd in Vol. DI Folio 241/3137 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Peppercorn (if demanded) VIDE IR 124384

Presentation No: 2055 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

(32) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
...In respect of Apartment B6 on Block 8

Presentation No: 2056 Date of Registration: 21.07.2010 Registrar C. S. Maina*235

B80714390

(35) Vol. D1 Folio 241/3123 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent Peppercorn (if demanded) VIDE IR 124385

Presentation No: 2057 Date of Registration: 21.07.2010

C. S. Maina*235
Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(34) Partial Discharge of Charge No. 5 above in respect of Apartment A7 on Block 1

Presentation No: 2059 Date of Registration: 21.07.2010

C. S. Maina*235
Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(35) Lease to Anthony Karanja Njoroge All that Flat No. A7 on Third & Fourth Floor Block No. 1 as shown on the Plan rgd in Vol. D1 Folio 241/3145 File MMIX & Vol. D1 Folio 246/3240 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Peppercorn (if demanded) VIDE IR 124386

Presentation No: 2060 Date of Registration: 21.07.2010

C. S. Maina*235
Registrar

2-59/10

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(36) Partial Discharge of Charge No. 5 above in respect of Apartment A5 on Block 4

Presentation No: 52 Date of Registration: 02.08.2010

C. S. Maina*235
Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(37) Lease to Anthony Nduiga All that Flat No. A5 on Second Floor Block No. 4 as shown on the Plan rgd in Vol. D1 Folio 241/3164 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: A peppercorn (if demanded) VIDE IR 125252

Presentation No: 53 Date of Registration: 02.08.2010

C. S. Maina*235
Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(38) Partial Discharge of Charge No. 5 above in respect of Apartment B4 on Block 7

Presentation No: 55 Date of Registration: 02.08.2010

C. S. Maina*235
Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(39) Lease to Celline Wanjiru Ngun All that Flat No. B4 on First Floor Block No. 7 as shown on the Plan rgd in Vol. D1 Folio 240/3075 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: A peppercorn (if demanded) VIDE IR 125253

Presentation No: 56 Date of Registration: 02.08.2010

C. S. Maina*235
Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(40) Partial Discharge of Charge No. 5 above in respect of Apartment A7 on Block 3

Presentation No: 58 Date of Registration: 02.08.2010

C. S. Maina*235
Registrar

(49) regd in Vol. D1 Folio 241/3174 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent Pepperon (if demanded) VIDE IR 126055

Presentation No: 2047 Date of Registration: 20.09.2010 Registrar C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(50) Partial Discharge of Charge No. 5 above in respect of Apartment B1 on Block 2

Presentation No: 2048 Date of Registration: 20.09.2010 Registrar C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(51) Lease to Jane Aduda. All that Flat No. B1 on the Ground Floor in Block No. 2 as shown on the Plan regd in Vol D1 Folio 240/3075 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Pepperon (if demanded) VIDE IR 126056

Presentation No: 2049 Date of Registration: 20.09.2010 Registrar C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(52) Partial Discharge of Charge No. 5 above in respect of Apartment B2 on Ground floor, Block 2

Presentation No: 2051 Date of Registration: 20.09.2010 Registrar C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(53) Lease to Jane Kathuri Mutisya All that Flat No. B2 on Ground Floor, Block No. 2 as shown on the Plan regd in Vol. D1 Folio 240/3076 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Pepperon (if demanded) VIDE IR 126057

Presentation No: 2052 Date of Registration: 20.09.2010 Registrar C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(54) Partial Discharge of Charge No. 5 above in respect of Apartment B2 on Block 7

Presentation No: 2054 Date of Registration: 20.09.2010 Registrar C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(55) Lease to Josephat A. O. Mulimba All that Flat No. B2 on Ground Floor, Block No. 7 as shown on the Plan regd in Vol. D1 Folio 240/3079 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Pepperon (if demanded) VIDE IR 126058

Presentation No: 2055 Date of Registration: 20.09.2010 Registrar C. S. Maina *235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

(56) Partial Discharge of Charge No. 5 above in respect of Apartment A1 on Block 8

Presentation No: 2056 Date of Registration: 20.09.2010 Registrar C. S. Maina *235

241/312 L File MM1X Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Apperson (if demanded) VIDE IR 125254

Presentation No: 59 Date of Registration: 02.08.2010 Registrar

137-8
3/10
42

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
In respect of Apartment B2 on Block 6

C. S. Maina *235

Presentation No: 2137 Date of Registration: 24.08.2010 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Musa Bumbuya Ng'ang'a. All that Flat No B2 on Ground Floor, Block No. 6 as shown on the Plan regd in Vol. D1 Folio 240/3102 File MM1X Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: A pepperson (if demanded) VIDE IR 125255

C. S. Maina *235

43

Presentation No: 2138 Date of Registration: 24.08.2010 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Caveat by Pyramid Motors Limited claiming a Purchaser's Interest as per annexed copy of Sale Agreement, over Apartment A5 in Block 6

C. S. Maina *235

5
4

Presentation No: 1405 Date of Registration: 14.09.2010 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Caveat by Mbaabu Mbui and Fridah Muchina claiming a Purchaser's Interest as per annexed copy of Sale Agreement, over Apartment B4 in Block 5

G. M. Munyanga *211

45

Presentation No: 1843 Date of Registration: 17.09.2010 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
In respect of Apartment B4 on First Floor Block 8

G. M. Munyanga *211

46

Presentation No: 2043 Date of Registration: 20.09.2010 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Jacqueline Gathoni Kimundia & Patrick Mungai Kanyagia All that Flat No. B4 on First Floor, Block No. 8 as shown on the Plan regd in Vol. D1 Folio 241/3171 File MM1X Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: A pepperson (if demanded) VIDE IR 126054

C. S. Maina *235

Presentation No: 2044 Date of Registration: 20.09.2010 Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above
In respect of Apartment A3 on Block 8

C. S. Maina *235

Presentation No: 2046 Date of Registration: 20.09.2010 Registrar

B3039671/

(57) All that Flat No. A1 on the Ground Floor, Block No. 8 as shown on the Plan regd in Vol. 01 Folio 241/3178 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent Reporter (if demanded) VIDE I

Presentation No: 2057 Date of Registration: 20.09.2010

Registrar

C. S. Maina *235

500/-
20/-
520/-

Date 21st October, 2010

256

REGISTRAR OF TITLES

C. S. Maina *235

B3039672+

THE FOLLOWING INSTRUMENT HAS BEEN DULY ENTERED AGAINST THE TITLE

Lease to Mary Onyango Adongo and Elseba Aluoch Onyango

(57) All that Flat No. A1 on the Ground Floor, Block No. 8 as shown on the Plan regd. in Vol. DI Folio 241/3178 File MMIX Term 99 years from 01.07.1993 (except the last 7 days) A/Rent: Peppercorn (if demanded) VIDE IR

Presentation No: 2057 Date of Registration: 20.09.2010

Registrar

C. S. Maina *235

I hereby certify this to be a true copy of the original

Stamp Duty Sh 500/-

Registration Sh 20/-

Total Sh 520/-

Date 21st October, 2010

255

REGISTRAR OF TITLES

C. S. Maina *235

B8971438

Annexture 24
SD £ 286
D 24
#10
23/

FORM OF TRANSFER

I/We ONESMUS KIMANI NGUNJIRI of P.O. Box 3338 Nakuru in consideration of sum of KShs. ~~500,000~~/= 1,430,000/= One Million Four Thirty Thousands ~~(Kenya Shillings Five Hundred Thousand)~~

paid to me by SAMUEL WARUGO KIMOTHO

of P.O. Box 561 Nakuru do hereby transfer

to SAMUEL WARUGO KIMOTHO

all my right, Title and interest in the piece of land described in the schedule hereto and DO HEREBY AGREE that the Grant/Lease in respect thereof shall be issued direct to SAMUEL WARUGO KIMOTHO

Dated this 23rd day of June 1994

Signed by ONESMUS KIMANI)
NGUNJIRI)
In presence of)
)
)

B30467480

JAYNE MUTHONI NJAGE
ADVOCATE
P. O. Box 44695
NAIROBI

SCHEDULE

All that piece of land containing 0.5200 ha. or thereabouts situated in the City of Nairobi in the Nairobi Area and known as L.R. No. 18591/10 allocated to me by letter from the Commissioner of Lands dated 8th July 1993 vide reference number 6354/IV/116

I hereby consent to the transfer

for:- COMMISSIONER OF LANDS

ANNEXURE 25

147

COLLECTOR OF STAMP DUTIES NAIROBI 22.8.94

KENYA REVENUE POUNDS HR. 0630

SD E.63079 19.8.94

DEPARTMENT OF LANDS CENTRAL REGISTRY 23 AUG 1994 P.O. Box 30089, NAIROBI 1318 12155HH

REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT: Number I.R. 63079
ANNUAL RENT: SHS. 57,200/- (REVISABLE)
TERM: 99 years from 1.7.1993

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of shillings two hundred eighty six thousand (Shs. 286,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA Hereby GRANTS unto SAMUEL WARUGO KIMOTHO of NAKURU (Post Office Box Number 561)

(hereinafter called "The Grantee ") ALL that piece of land situate in the City of Nairobi in the Nairobi Area containing by measurement nought decimal five two nought nought (0.5200) of a hectare or thereabouts that is to say L.R. No. 18591/10

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 185005 deposited in the Survey Records Office at Nairobi

TO HOLD

for the term of ninety nine (99) years from the first Day of July One thousand nine hundred and ninety three SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of shillings fifty seven thousand two hundred (Shs. 57,200/-) (Revisable) (*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.

B3046819%

59012

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 buildings 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 in triplicate to the Local Authority and the Commissioner of Lands plans (including block plans showing the positions of the buildings and a system of drainage for disposing of sewage surface and sullage 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 he 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 stand 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 sublet charge or part with the possession of the land or any part thereof or and buildings thereon except with the prior consent in writing of the Commissioner of Lands. No application for such consent (except in respect of a loan required for building purposes) will be considered until 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 sewers serving or adjoining the land and the proportionate cost for the supply of both the water and the electric power and shall on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 7 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.

E9012

L600

146

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, 1998 and thereafter after 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 19th day of August One thousand nine hundred and ninety four in the presence of:

REGISTRAR OF TITLES

THE TITLES REGISTRY NAIROBI, KENYA
REGISTRATION OF TITLES ACT
REGISTERED AS No. I.R. 63079/1
Presented 23rd August 1994
Time 12:55 Hrs
Registrar of Titles

238
10/94

Charge to Barclays Bank of Kenya Limited
For Kshs 500,000/=

Registration No. 238 Date of Registration 6-10-94
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Discharge of charge No 2 above

501
502

Registration No. 1501 Date of Registration 25-11-2004
THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Transfer to Silverline Limited
For Ksh 2,500,000/=

G. G. Gachihi 018

K9012

Registration No. 1502 25-11-2004

B8064292%

CR 15701/1

REPUBLIC OF KENYA

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map South-A-37 / G.II.d

Bearings °	Distances Metres

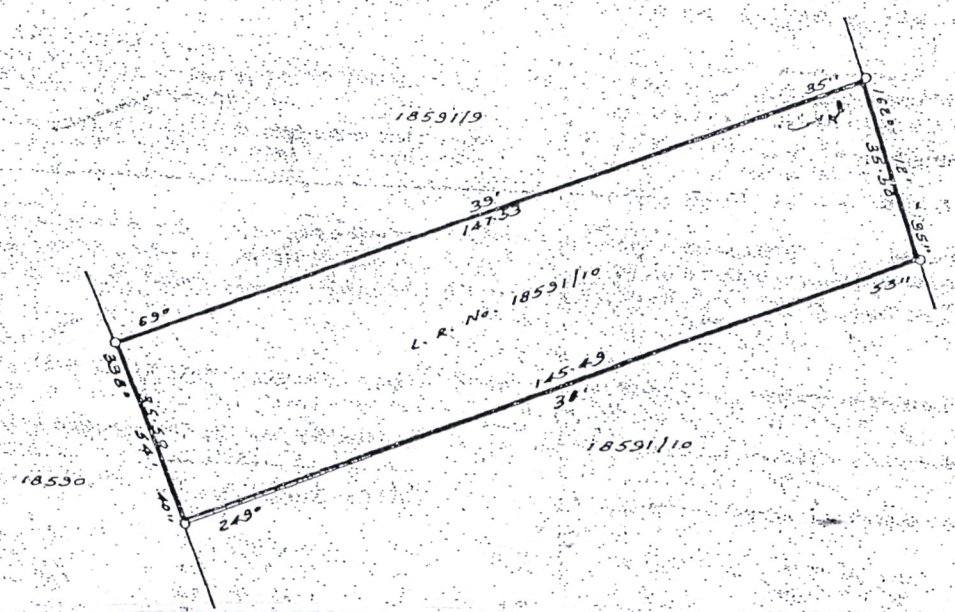
Land Reference No. 18591/10

(Orig No.

Sub division No. (Orig No.

of Section No.

Area = 0.5200 Ha. (Approx.)



B. M. okumu
Licensed Surveyor

J. G. NJUROGE
for Director of Surveys

Traced by

Compared by

Scale 1 in 1000

Nairobi 14th JUNE 1994

DEED PLAN No. 185005

(145)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE T...
Lease to Isaac Onyango Ochieng all that flat No. A5 situate on the 2nd floor of Block 1 marked A5 on the plan regld in vol D1 Folio 246/2190 File DXXXVII Tom 99 years from 1-7-1993 (less the last 7days) A/Rent: Peppercorn (if demanded) vide IR 108418

Presentation No: 509 Date of Registration: 9-10-2007 Registrar J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial discharge of charge No. 3 above in respect of flat No. 3A in Block 3

Presentation No: 510 Date of Registration: 9-10-2007 Registrar J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Sammy Kamanthi Ndethu all that flat No. A3 on the 1st floor of Block 3 marked A3 on the Plan regld in vol D1 Folio 248/2204 File DXXXIII Tom 99 years from 1-7-1993 (less the last 7days) A/Rent: PEPPERCORN vide IR 108419

Presentation No: 511 Date of Registration: 9-10-2007 Registrar J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above in respect of Flat No. 3B in Block 4

Presentation No: 512 Date of Registration: 9-10-2007 Registrar J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Susan Anyango Onyango and Richard Onyango Ombima all that flat No. B3 on the first floor of Block 4 marked B3 on the Plan regld in vol D1 Folio 231/2077 File DXXXIII Tom 99 years from 1-7-1993 (less the last 7 days) A/Rent: Peppercorn vide IR 108420

Presentation No: 513 Date of Registration: 9-10-2007 Registrar J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above in respect of Flat No. 5A in Block 3

Presentation No: 515 Date of Registration: 9-10-2007 Registrar J. W. KAMUYU 213

(c) 9012

78/
2/

5

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Charge to the Company for Habitat and Housing in Africa (Shelter Afrique) for Kshs 70,000,000/-

Presentation No: 987 Date of Registration: 20.2.2006

Registrar

6

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial discharge of Charge No. 5 above in respect of Flat No. 3B

Presentation No: 504 Date of Registration: 9-10-2007

J. W. KAMUYU 213

7

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Allan Gachina Mbugua all that Flat No. B3 on the 1st of Block 1 marked B3 on the Plan regld in vol. D1 Folio 247/2195 File DXXXIII Term 99 years from 1-7-1993 (less the last 7 days) A/Rent: Poppercorn (if c vide IR 108416

Presentation No: 505 Date of Registration: 9-10-2007

Registrar

J. W. KAMUYU 213

8

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial discharge of Charge No. 5 above in respect of Flat No. 3A in Block 4

Presentation No: 506 Date of Registration: 9-10-2007

J. W. KAMUYU 213

9

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Tamara C. Kipingor Ratemo all that flat No. 3A on 1st floor of Block 4 marked 3A on the Plan regld in vol D1 Folio 232/208 File DXXXIII Term 99 years from 1-7-1993 (less the last 7 days) A/Rent (Poppercorn) if demand vide IR 108417

Presentation No: 507 Date of Registration: 9-10-2007

Registrar

J. W. KAMUYU 213

10

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial discharge of Charge No. 5 above in respect of Flat No. 5A in Block 1

Presentation No: 508 Date of Registration: 9-10-2007

Registrar

J. W. KAMUYU 213

162 - 159013

144

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE T...
Lease to Isaac Onyango Ochieng all that flat No. A5 situate on the 2nd floor of Block 1 marked A5 on the plan reg'd in vol D1 Folio 246/2190 File DXXXVII Term 99 years from 1-7-1993 (less the last 7 days) A/Rent: Peppercorn (if demanded) vide IR 108418

Presentation No: 509 Date of Registration: 9-10-2007 Registrar

J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial discharge of charge No. 3 above in respect of flat No. 3A in Block 3

12

Presentation No: 510 Date of Registration: 9-10-2007 Registrar

J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Sammy Kamanthi Ndetiu all that flat No. A3 on the 1st floor of Block 3 marked A3 on the Plan reg'd in vol D1 Folio 248/2204 File DXXXIII Term 99 years from 1-7-1993 (less the last 7 days) A/Rent: Peppercorn. vide IR 108419

3

Presentation No: 511 Date of Registration: 9-10-2007 Registrar

J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED
Partial Discharge of Charge No. 5 above in respect of Flat No. 3B in Block 4.

14

Presentation No: 512 Date of Registration: 9-10-2007 Registrar

J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED
Lease to Susan Anyango Onyango and Richard Onyango Ombima all that flat No. B3 on the first floor of Block 4 marked B3 on the Plan reg'd in vol. D1 Folio 231/2077 File DXXXIII Term 99 years from 1-7-1993 (less the last 7 days) A/Rent: Peppercorn. vide IR 108420

15

Presentation No: 513 Date of Registration: 9-10-2007 Registrar

J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No. 5 above in respect of Flat No. 5A in Block 3

16

Presentation No: 515 Date of Registration: 9-10-2007 Registrar

J. W. KAMUYU 213

115901R

143

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

17 Lease to Daisy Kanini Klairi all that Flat No. A5 on the 2nd floor marked A5 on the plan reg'd in vol. D1 Folio 250/2221 File DXXIII. Term from 1-7-1993 (Less the last 7 days) A/Rent: Peppercorn (if demand) vide IR 108421

Presentation No: 516 Date of Registration: 9-10-2007

Registrar
J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

18 Partial discharge of charge No. 5 above in respect of Flat No. 5B in Block 3

Presentation No: 518 Date of Registration: 9-10-2007

Registrar
J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

19 Lease to Anthony Kibugi Ngatiari all that Flat No. B5 on 2nd of Block 3 marked B5 on the plan reg'd in vol. D1 Folio 250/2223 File Term 99 years from 1-7-1993 (Less the last 7 days) A/Rent: Peppercorn (if demand) vide IR 108422

Presentation No: 519 Date of Registration: 9-10-2007

Registrar
J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

20 Partial discharge of charge No. 5 above in respect of Flat No. 1A in Block 2

Presentation No: 521 Date of Registration: 9-10-2007

Registrar
J. W. KAMUYU 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

21 Lease to John Mwangi Kuriai all that Flat No. A1 on the 1st Floor of Block 2 marked A1 on the plan reg'd in vol. D1 Folio 251/2221 File DXXIII Term 99 years from 1-7-1993 (Less the last 7 days) A/Rent: Peppercorn (if demand) vide IR 108423

Presentation No: 522 Date of Registration: 9-10-2007

Registrar
J. W. KAMUYU 213

B3046817/

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

22 Partial discharge of charge No 5 above in respect of Flat No. 4A in Block 3

Presentation No: 590 Date of Registration: 9-10-2007

Registrar
J. W. KAMUYU 213

159012

142

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Lease to David Kipkorir Kiptoo all that flat No. A4 on the 1st floor of Block 3 marked A4 on the plan regld in vol. D1 Folio 248/2203 File DXXXIII. Term 99 years from 1-7-1993 (Less the last 7 days) A/Rent: popporcorn (if demanded) vide IR 108424

Presentation No: 591 Date of Registration: 9-10-2007

J. W. KAMUYU Registrar 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial discharge of Charge No. 5 above in respect of Flat No. 5A in Block 2

Presentation No: 597 Date of Registration: 9-10-2007

J. W. KAMUYU Registrar 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Lease to Elizabeth Wanjira Njogu all that Flat No. A5 on the 2nd floor of Block 2 marked A5 on the plan regld in vol. D1 Folio 251/2232 File DXXXIII. Term 99 years from 1-7-1993 (less the last 7 days) A/Rent: Popporcorn (if demanded) vide IR 108425

Presentation No: 598 Date of Registration: 9-10-2007

J. W. KAMUYU Registrar 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial discharge of Charge No. 5 above in respect of Flat No. 3B in Block 1

26

Presentation No: 756 12-10-2007

J. W. KAMUYU Registrar 213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Lease to Gladys Kanyiva Musyoka all that Flat No. B3 on the 1st floor of Block 3 marked B3 on the plan regld in vol. D1 Folio 231/2075 File DXXXIII Term 99 years from 1-7-1993 (less the last 7 days) A/Rent: Popporcorn (if demanded) vide IR 108426

27

Presentation No: 757 Date of Registration: 12-10-2007

J. W. KAMUYU Registrar 213

Note: The above entries 6 to 27 not on original title.

P/T 189012

B80642941



THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial discharge of Charge No. 5 above in respect of Flat No. 6A in Block 2

Presentation No: 600 Date of Registration: 9-11-2007

J. W. KAMUYU Registrar 213

(29) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Esther Ngonya Wanjoga and Felix Otieno Onyango all that flat No. A6 in Block 2 as shown marked A6 in the Plan reg'd in Vol-D1 folio 251/2231 file D.XXXIII Term 99yrs from 1-7-1993 (less the last 7days) VIDE IR 108879 601

Presentation No: ..... Date of Registration: 9-11-2007

J. W. KAMUYU

(30) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial discharge No 5 above in respect of flat No 5B in Block 4.

Presentation No. 298 Date of Registration 22-1-2008

Registrar

J. W. KAMUYU 213

(31) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Feddis Kadii Mumba all that flat No B5 on 2nd floor Block 4 as shown on plan Reg'd in Vol D1 folio 232/2082 file D.XXXIII Term 99 years from 1-7-1993 (less the last 7 days VIDE IR

Presentation No. 899 Date of Registration 22-1-2008

Registrar

J. W. KAMUYU 213

(32) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial discharge No 5 above in respect of flat No 1A Block 4.

Presentation No. 145 Date of Registration 4-2-2008

Registrar

J. W. KAMUYU 213

(33) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Winfred Ndunge Mayinya all that flat No 1A in Block A as shown on plan Reg'd in Vol D1 folio 248/2202 file D.XXXIII Term 99 Years from 1-7-1993 Less the last 7 days VIDE IR 109719

Presentation No. 146 Date of Registration 4-2-2008

Registrar

J. W. KAMUYU 213

286
287
288
3014108
324
325
326
327
328
329
8.

(34) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial discharge of charge No. 5 above. Inrespect of flat No. 1B Block A.

Presentation No. 2286 Date of Registration 30-4-2008

Registrar

(35)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Nicholas Ng'ang'a Maina. All that the Flat k
as Flat No. B1 on Ground floor in Block No.1 marked No. B1 as Sh
the Plan regd. in VOL. D1 FOL.10 250/2219 File DXXXIII. Term 99 years from
Less the Last 7 days thereof. Annual Rent Peppercorn (If dema
VIDE IR: 111404

Presentation No: 2288 Date of Registration: 30-4-2008

Registrar
J. W. KAMUYU 213

(36)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No.5 above
Inrespect of Flat No.1B Block 1.

Presentation No: 2324 Date of Registration: 30-4-2008

Registrar
J. W. KAMUYU 213

(37)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Elizabeth Ajiambo Omondi and Hannington Omondi A
All that the Flat known as Flat No. B1 on Ground floor Block No 1 an
B1. as Shown in the Plan regd. in VOL. D1 FOL.10 247/2197 File DXXXIII. Ter
Years from 1-7-1993. Annual Rent. Peppercorn (If demanded).
VIDE IR: 111405

Presentation No: 2325 Date of Registration: 30-4-2008

Registrar
J. W. KAMUYU 213

(38)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of Charge No.5 above
Inrespect of Flat No: 3A Block 1

Presentation No: 2327 Date of Registration: 30-4-2008

Registrar
J. W. KAMUYU 213

(39)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Lease to Stephen Samuel Maina Gakuru. All that the Fl
Known as Flat No. A3 on 1st floor Block No.1 Marked No. A3. a
on the Plan regd in VOL. D1 FOL.10 247/2194 File DXXXIII. Term 99
From 1-7-1993 Annual Rent Peppercorn (If demanded).
VIDE CT-IR 111406

Presentation No: 2328 Date of Registration: 30-4-2008

Registrar
J. W. KAMUYU 213

(40)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
Partial Discharge of No. 5 above
In respect of Flat No. A3 Block 2

Presentation No: 1715 Date of Registration: 23-6-2008

Registrar
C. S. Maina 235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

41

Lease to Josphat Ndaguri Ngari All flat No. A3 on 1st floor Block 2 as sh on plan regd. in Vol. DI folio 251/2226 Term 99 years from 1-7-1993 (except last 7 d Vide TR 111559

Presentation No: 1716 Date of Registration: 23-6-2008

Registrar
C. S. Maina 23

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

42

Partial Discharge of No. 5 above in respect of flat No. A1 Block 3

Presentation No: 1718 Date of Registration: 23-6-2008

C. S. Maina 235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

43

Lease to Joyce Kituri Mwandigha All t flat No. A1 on ground floor Block 3 as sh on plan regd. in Vol. DI folio 231/2073 Term 99 years from 1-7-1993 (except last 7 Vide TR 111560

Presentation No: 1719 Date of Registration: 23-6-2008

Registrar
C. S. Maina 235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

44

Partial Discharge of No. 5 above in respect of flat No. 1B Block 2 as sho on plan regd. in Vol. DI folio 231/2072 Term 99 years from 1-7-1993 (except last 7 Vide TR

Presentation No: 1721 Date of Registration: 23-6-2008

Registrar
C. S. Maina 235

B80642952

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

45

Lease to Rachel Mwende Kikunga All tha flat No. 1B Block 2 as shown on plan regd in Vol. DI folio 231/2072 Term 99 years from 1-7-1993 (except last 7 day Vide TR 111561

Presentation No: 1722 Date of Registration: 23-6-2008

Registrar
C. S. Maina 235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

46

Partial Discharge of No. 5 above in resp of flat No. A5 Block 4

Presentation No: 1724 Date of Registration: 23-6-2008

Registrar
C. S. Maina 235

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

47

Lease to Margaret Njeri Munene All that flat No. A5 Block 4 as shown on plan regd. in Vol. DI folio 247/2199 Term 99 years from 1-7-1993 (except last 7 days

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No. 5 above in respect of Flat No. 4B Block 3.

139

Presentation No: 139 Date of Registration: 1-12-2008

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Lease to Satoc Development Consultants Limited. All that flat No. 4B Block 3 on 1st floor as shown on Plan reg'd in Vol. D1 Folio 231/2076 file DXXXIII. Term 99 years from 1-7-1993 (except last 7 days thereof) vide IR 114273

Presentation No: 140 Date of Registration: 1-12-2008

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Partial Discharge of No. 5 above in respect of Flat No. A4 Block 4

Presentation No: 2416 Date of Registration: 24-7-2009

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Lease to Edwin Gitau Ngunga and Zipporah Gitau. All that Flat No. A4 Block 4 on 1st Floor as shown on plan reg'd in Vol. D1 Folio 232/2079 filed DXXXII. Term 99 years from 1-7-1993 (except last 7 days thereof) vide IR 118360

Presentation No: 2417 Date of Registration: 24-7-2009

Registrar

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Discharge of charge No. 5 above.

Presentation No: 2416 Date of Registration: 24-7-2009

Registrar

G.G. Gachie 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Lease to Edwin Gitau Ngunga and Zipporah Gitau. All that Flat No. A4 Block 4 on 1st Floor as shown on plan reg'd in Vol. D1 Folio 232/2079 file DXXXII. Term 99 years from 1-7-1993 (except last 7 days thereof) vide IR 118360

Presentation No: 2417 Date of Registration: 24-7-2009

Registrar

G.G. Gachie 018

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Lease to Philip Maina Wachira. All that Flat No. B5 Block 1 on Second Floor as shown on Plan reg'd in Vol. D1 Folio 247/2192 file DXXXIII. Term 99 years from 1-7-1993 (except last 7 days thereof) at Rent Peppercorn (if demanded) IR 119257

Presentation No: 2079 Date of Registration: 17-9-2009

Registrar

I hereby certify this to be a true copy of the Original.

Stamp duty Sh. 500/-

Copyright A/c. Sh. 20/-

Sh. 520/-

Date 25th February 2010

REGISTRAR OF TITLES

P.O. Lukelleh 034

KENYA REVENUE AUTHORITY

Ksh 0630

B80642963

ANNEXTURE "A"





REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT: Number I.R. 62652

ANNUAL RENT: SHS. 425,000/- (REVISABLE)

TERM: 99 YEARS FROM 1.7.1993



KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Shillings Two Million One hundred twenty five thousand (Shs.2,125,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA hereby GRANTS unto BEAUTY WEAR (NAIROBI) LIMITED, a limited liability company having its registered office at Nairobi (Post Office Box Number 11691)

(hereinafter called "The Grantee") ALL that piece of land situate in the City of Nairobi in the Nairobi Area District containing by measurement Three decimal eight six three (3.863) hectares/~~acres~~ or thereabouts that is to say L.R. No. 18591/11

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 184986 deposited in the Survey Records Office at Nairobi

TO HOLD

for the term of Ninety Nine (99) years from the first Day of July One thousand nine hundred and Ninety three SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of Shillings Four hundred twenty five thousand (Shs.425,000/-) (REVISABLE) (*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.

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.

1. 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, 1998 and thereafter at the expiration of every ten years of the term.

B89975238

IN WITNESS WHEREOF I WILSON GACANJA the Commissioner of Lands have by order of the President hereunto set my hand this 12th day of July One thousand nine hundred and ninety four in the presence of:

REGISTRAR OF TITLES

62652/1
13th July 94
Time 10:55 Hrs

Transfer to Assumption Sisters of Nairobi Registered Trustees.

2.

556 21-12-2001

GPK (L)

ANNEXURE 20

151428/47

18 January 05

Macharia Njeru Advocates
P.O BOX 10627 – 00100
NAIROBI

CHANGE OF USER ON L.R. 18591/11 AND 18590 FROM RESIDENTIAL TO MISSION HOSPITAL AND EDUCATIONAL CENTRE

Further to your letter ref. no. CVY/242/ASSM/2001 of 13/7/2004 and the Director of City Planning Ref. No. CP&ARCH/PIS/5780/18590 of 19/11/99, I am pleased to inform you that the Government has considered and approved the change of user on the above plots from residential to Mission Hospital and Educational Centre. However, this approval is subject to:

1. Payment of Ksh. 10,000 approval fees.
2. Surrender of the existing titles in exchange of two new ones
3. Preparation of new deed plans for each plot to facilitate issuance of titles.
4. Payment of annual rent of Ksh. 72/= for each plot.
5. Payment of legal fees as follows:

B2113591X

Surrender fees

Conveyancing fees	-	1,500.00
Registration	-	500.00

New Grants

Conveyancing fees	-	2,500.00
Registration	-	500.00
Stamp duty	-	200.00
		4,200.00

R.N.O. MATENDE
FOR: COMMISSIONER OF LANDS

c.c. Director of City Planning
NAIROBI

Director of Surveys
NAIROBI

File 151579

Entered

Annexture 29

FORM P.P.A. 2

THE PHYSICAL PLANNING ACT (NO. 6 OF 1996) [S.33(1)(a)]

OUR REF: CPD/PLS/4177/18591/11/RWM/jk APPLICATION REG. NO. 699

NOTIFICATION OF APPROVAL OF DEVELOPMENT PERMISSION

1. ~~Sub-division~~
2. ~~Sub-division & Amalgamation~~
3. ~~Amalgamation~~
4. Change of use From Residential to Catholic Mission Hospital
5. ~~Extension of use~~
6. ~~Extension of Lease~~

B2113589/

To

EPC Consultants
P.O. Box 35516
NAIROBI

Your application, numbered as above, submitted on 6/9/2002
Seeking permission for Change Of Use on L.R. No. 18591/11
Situate in Langata Road Off Langata Road
Was approved by the Town Planning Committee held on 22/5/2003
Under item 2 Subject to the following/appended conditions:

i) Submission of satisfactory building plans within one year and completion of construction within two years otherwise the approval lapses.

ii) Payment of revised rates as will be determined by the Chief Valuer Nairobi City Council.

iii) Payment of revised ground rent as will be determined by the Commissioner of Lands.

iv) Subject to the plot not constituting part of the disputed public utility land/allocations.

Date 27/9/2004 Signed

Name: RUTH W. MUROKI

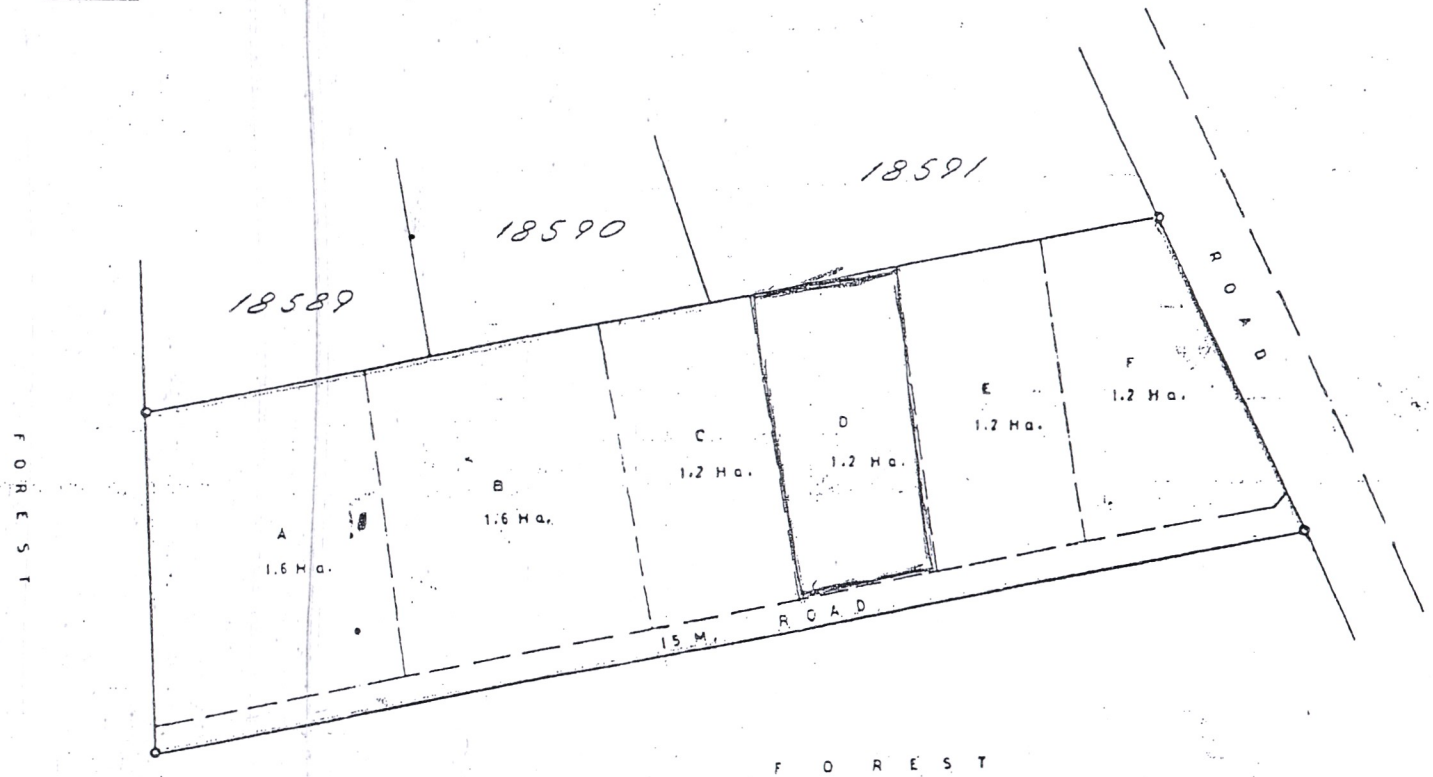
For: Director
City Planning & Architecture Department

cc The Director of Physical Planning, Nairobi
The Commissioner of Lands, Nairobi
The Director of Surveys, Nairobi
The Land Registrar

PROPOSED SUB DIVISION OF L.R.No.20754

NAIROBI——KAREN

SCALE 1:2500



DATE		NOTES	SEPT 1995	
	MR. WI. GACHANJA	1. AREAS AND DISTANCES APPROXIMATE AND SUBJECT TO FINAL SURVEY.	SURVEY AND PLANNING CONSULTANTS	KAMWERE AND ASSOCIATES. P.O. BOX 46066,

ANNEXURE 30

174998(3) ANNEXURE 31

REPUBLIC OF KENYA

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

REGISTERED

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

SIELEI SECURITIES,
P.O. BOX 63023, NAIROBI.

Ref. No. 42885/3

26th Sept. ,19 95.

SIR(S)/MADAM,

UNS. RESIDENTIAL PLOT 'A' NAIROBI CITY.

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. ..... subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA: 1.6 hectares (approximately).

TERM: 99 years from the 1-10-1995.

STAND PREMIUM: Sh. 120,000/-

ANNUAL RENT: Sh. 24,000/- } Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

		Sh.
Stand Premium		120,000/-
Rent from 1-10-1995	to 31-12-95	6,000/-
Conveyancing Fees		1,250/-
Registration Fees		250/-
Rates	on demand	
Stamp Duty		5,280/-
Survey Fees	on demand	
Road and Road Drains	"	
Others Allocation fees)		2,000/-
Receipt No.	*Less* Deposit	
	TOTAL Sh.	134,780/-

B9842736/

[P.T.O.

*Delete as appropriate.

ANNEXURE 32

FORM OF TRANSFER

SIELEI SECURITIES

). BOX 59324, NAIROBI

sideration of sum of Kshs. 7,320,522/-

me by KENYA BUILDING SOCIETY LIMITED

. BOX 40151, NAIROBI

eby transfer to KENYA BUILDING SOCIETY LIMITED

right, Title and interest in the piece of land
ed in the schedule hereto and DO HEREBY AGREE
e Grant/Lease in respect thereof shall be issued
to

this ..... day of ..... 19 .....

B12683783

Signed by the vendor .....)
.....)
.....)
in presence of .....)

SCHEDULE

at piece of land containing 1.485 Ha
reabouts situated in NAIROBI
nown as L.R No 21224
ted to me by letter from the Commissioner of
dated 26/9/1995
by consent the transfer

FOR COMMISSIONER OF LANDS

ANNEXURE 32 SHEET 4

FORM OF TRANSFER

I/We SIELEI SECURITIES

of P. O. BOX 59324, NAIROBI

in consideration of sum of Kshs. 7,320,522/-

paid to me by KENYA BUILDING SOCIETY LIMITED

of P.O. BOX 40151, NAIROBI

do hereby transfer to KENYA BUILDING SOCIETY LIMITED

All my right, Title and interest in the piece of land described in the schedule hereto and DO HEREBY AGREE that the Grant/Lease in respect thereof shall be issued direct to

Dated this ..... day of ..... 19 .....

B12683783

Signed by the vendor .....)
.....)
.....)
in presence of .....)

SCHEDULE

All that piece of land containing 1.485 Ha
or thereabouts situated in NAIROBI
and known as L.R No 21224
allocated to me by letter from the Commissioner of Lands dated 26/9/1995
I hereby consent the transfer

FOR COMMISSIONER OF LANDS

REPUBLIC OF KENYA

16

Serial No. COR4 | 97

To:

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.

THE TOWN CLERK, ...

THE CLERK, COUNTY COUNCIL OF .....
THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX .....

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

NEW GRANT

the details whereof appear below, has this day been registered as I.R 75356/1

Date of Document 19-12-1997

~~Grantor~~ ~~Transferor~~ THE PRESIDENT OF THE REPUBLIC OF KENYA

~~Grantee~~ ~~Transferee~~ KENYA BUILDING SOCIETY LIMITED

B98427301

Address of ~~Transferee~~ GRANTEE, P.O. Box 40151 - NAIROBI

L.R. No. 21224 (Orig. No. .....)

Area [1.356] 0.3150 HA

Locality CITY OF NAIROBI

Consideration Shs 120,000/= BY WAY OF STAND PREMIUM PAID

Term 99 YEARS FROM 1-10-1995

Annual Rent Shs 24,000/= (REV)

Due From .....

Presented by R.T. CONVEYANCING - BOX 30089 - NAIROBI

Date of Presentation 23-12-1997

E. ONDIK
for Registrar of Titles

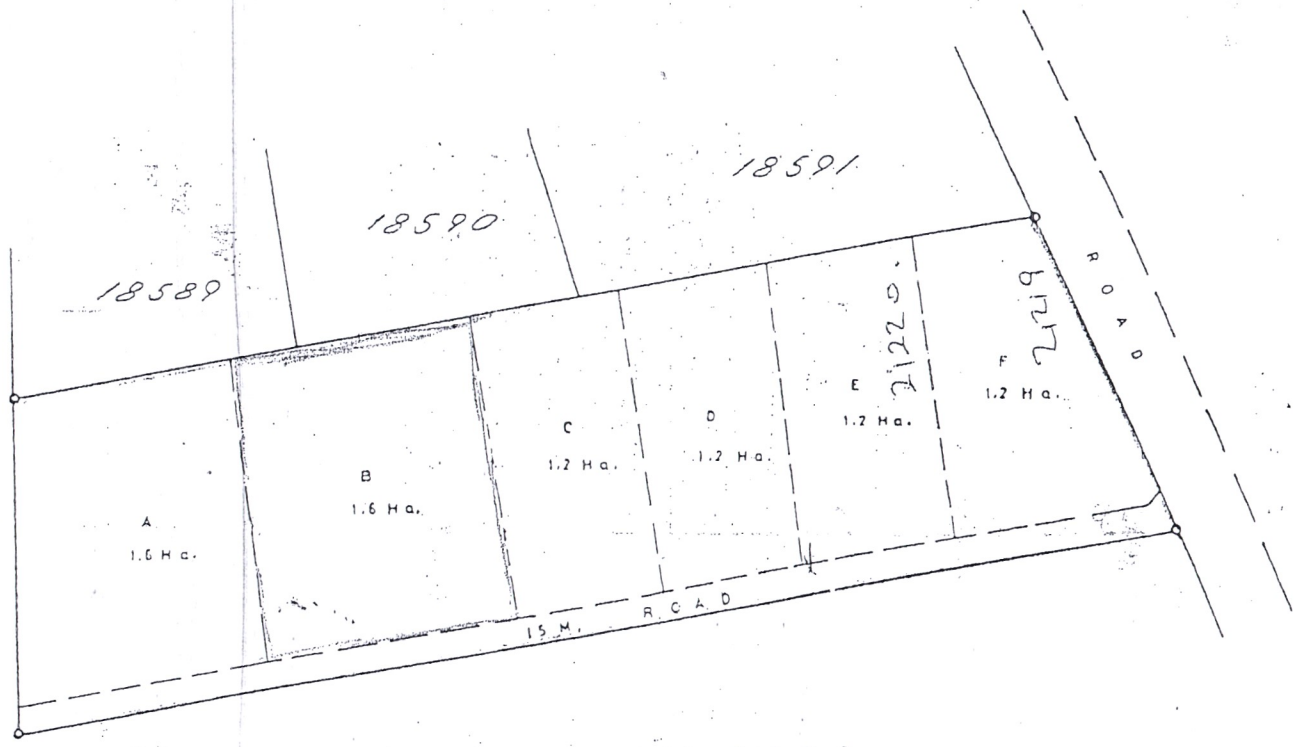
	Noted by	Checked by	Remarks
OFFICER I/C RECORDS:			
Land Register			
Return of Grants			
Files	noted	3/8/99	
Cards			
RECORD DRAUGHTSMAN ..	Dmutiu	8/1/02	
VALUATION OFFICE			

GPK (L)

PROPOSED SUB DIVISION OF L.R.No.20754

NAIROBI——KAREN

SCALE 1:2500



DATE		NOTES	SEPT 1995	
	MR. W. I. GACHANJA COMMISSIONER OF LANDS	1. AREAS & DISTANCES APPROXIMATE AND SUBJE[illegible] FINAL SURVEY.	SURVEY AND PLANNING CONSULT[illegible]	KAMWERE AND ASSOCIATES. P. O. BOX 46066, NAIROBI.

1749944 ANNEXURE 33

REPUBLIC OF KENYA

REGISTERED

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

DEPARTMENT OF LANDS
P.O. BOX 30089
NAIROBI

GEOMANN LIMITED,
P.O. BOX 59324, NAIROBI.

26th September, 19 95.

Ref. No. 42885/3

SIR(S)/MADAM,

UNS. RISENTIAL PLOT B-NAIROBI CITY.

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. ..... subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA: 2.6 hectares (approximately).

TERM: 99 years from the 1-10-95

STAND PREMIUM: Sh. 120,000/-

ANNUAL RENT: Sh. 24,000/- } Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

	Sh.
Stand Premium	120,000/-
Rent from 1-10-95 to 31-12-95	6,000/-
Conveyancing Fees	1,250/-
Registration Fees	250/-
Rates on demand	
Stamp Duty	5,280/-
Survey Fees on demand	
Road and Road Drains " "	
Others Approval Fees	2,000/-
Receipt No. ..... *Less* Deposit	
TOTAL Sh.	134,780/-

B1386418%

[P.T.O.

*Delete as appropriate.

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing.

The Government shall not accept any liability whatsoever in the event of prior commitment or otherwise.

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority: 102749/31/GA/XXIX

F.K. ORTOKI
for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi
The Director of Surveys, Nairobi.
The Town Clerk. NAIROBI
~~The Clerk to the Council County Council~~
~~The District Commissioner~~.
The Director of Physical Planning, Nairobi.
~~District Land Officer~~
O/C Land Rents. Noted 2/2/96
Rates Assistant. Noted 29/1/96.
The Accountant. Noted 22/2/96
O/C Records. Noted 19/2/96 to note.
Senior Plan Record Officer. 25/1/96
Plot File.

GPK (L)

Annexture 3

174999 ANNEXURE 34 New File

REPUBLIC OF KENYA

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

REGISTERED

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

TESTAI LIMITED,
P.O. BOX 840, KERICHO.

26th Sept. ,19 85.

Ref. No. 42885/6

SIR(S)/MADAM,

UNS. RESIDENTIAL PLOT 'D' NAIROBI CITY.
LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. ..... subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA: 1.2 hectares (approximately).

TERM: 99 years from the 1-10-95

STAND PREMIUM: Sh. 110,000/-

ANNUAL RENT: Sh. ~~22000/-~~ 22,000/- } Subject to adjustment on survey, but there is no claim for reduction in area on survey.

B97902094

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

	Sh.
Stand Premium	110,000/-
Rent from 1-10-95 to 31-12-95	5,500/-
Conveyancing Fees	1,250/-
Registration Fees	250/-
Rates on demand	
Stamp Duty	4,840/-
Survey Fees on demand	
Road and Road Drains " "	
Others Allocation fees)	2,000/-
Receipt No. ..... *Less* Deposit	
TOTAL Sh.	123,840/-

[P.T.O.

*Delete as appropriate.

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing. The Govt. shall not accept any liability whatsoever in the event of prior commitment or otherwise.

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority: 102749/31/GA/XXIX

F.K. ORIOKI

for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi

The Director of Surveys, Nairobi.

The Town Clerk. NAIROBI.

The Clerk to the Council, County Council of .....

XXXXXXXXXXXXXXXXX

The District Commissioner.

The Director of Physical Planning, Nairobi.

XXXXXXXXXXXXXXX

District Land Officer.

O/C Land Rents.

Rates Assistant. — Noted Sh 8/4/97

The Accountant.

O/C Records. noted 10/11/97 — All to note.

X Senior Plan Record Officer. — Duth 25/1/96

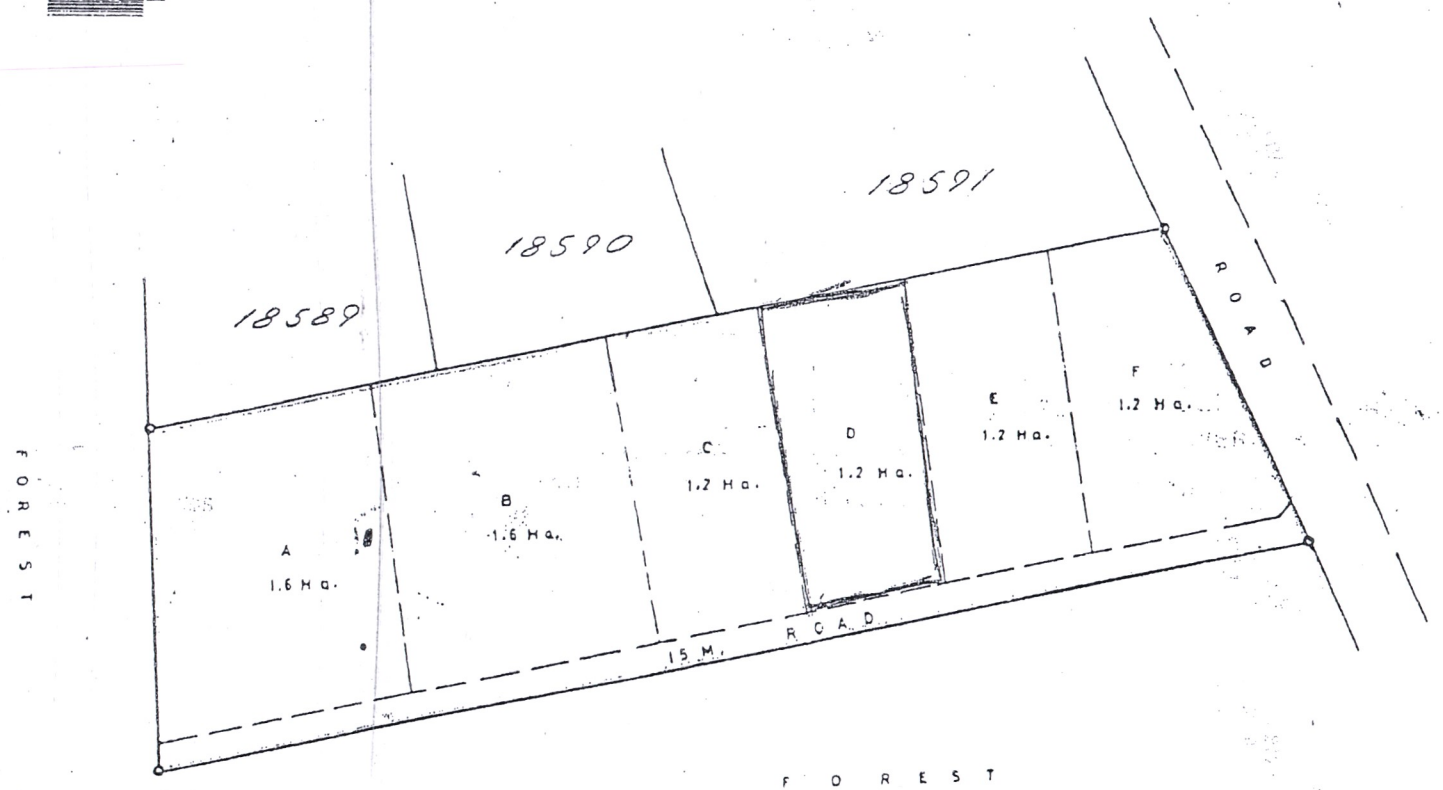
Plot File.

GPK (L)

PROPOSED SUB DIVISION OF L.R.No.20754

NAIROBI——KAREN

SCALE 1:2500



DATE		NOTES	SEPT 1995	
	MR. WI. GACHANJA COMMISSIONER OF LANDS	1. ANGLES AND DISTANCES APPROXIMATE AND SUBJECT TO FINAL SURVEY.	SURVEY AND PLANNING CONSULTANTS	KAMWERE AND ASSOCIATES. P.O. BOX 46066,

Annexture 35

174999

ANNEXURE 35

SAL 10288

FORM OF TRANSFER

I/We TESTAI LIMITED

of P. O. BOX 59324, NAIROBI

in consideration of sum of Kshs. 5,143,735/-

paid to me by KENYA BUILDING SOCIETY LIMITED

of P.O. BOX 59324, NAIROBI

do hereby transfer to KENYA BUILDING SOCIETY LIMITED

All my right, Title and interest in the piece of land described in the schedule hereto and DO HEREBY AGREE that the Grant/Lease in respect thereof shall be issued direct to

Dated this ..... day of ..... 19 .....

B9789978P

Signed by the vendor .....

in presence of .....

P. M. MAJIWA
P. O. BOX 16212
NAIROBI
KENYA
ADVOCATE

SCHEDULE

All that piece of land containing 1.084 Ha
or thereabouts situated in NAIROBI
and known as L.R No 21222
allocated to me by letter from the Commissioner of Lands dated 26/9/1995
I hereby consent the transfer

FOR COMMISSIONER OF LANDS

Karago
deed

Annexture 36

ANNEXURE 36

9 10 10

REPUBLIC OF KENYA

REGISTERED

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

Delta Enterprises,
P.O. Box 59324,
NAIROBI.

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

Ref. No. 175001/9

18th April, 1996

SIR(S)/MADAM,

UNS. RESIDENTIAL PLOT 'F' NAIROBI CITY

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. ..... subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA. 1.2 hectares (approximately).

TERM: 99 years from the 1.10.1995

STAND PREMIUM: Sh. 110,000/- X

ANNUAL RENT: Sh. 22,000/- X } Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

		Sh.
Stand Premium		110,000.00
Rent from 1.10.95	to 31.12.95	5,500.00
Conveyancing Fees		1,250.00
Registration Fees		250.00
Rates	on demand	–
Stamp Duty		4,840.00
Survey Fees		
Road and Road Drains		
Others	Allocation fees	2,000.00
Receipt No.		
	TOTAL Sh.	123,840.00

B13739988

* This letter supersedes my ref. 42882/8 of 26/Sept-1995

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing. The Government shall not accept any liability whatsoever in the event of prior committment or otherwise

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority:

102749/31/GA/XXIX

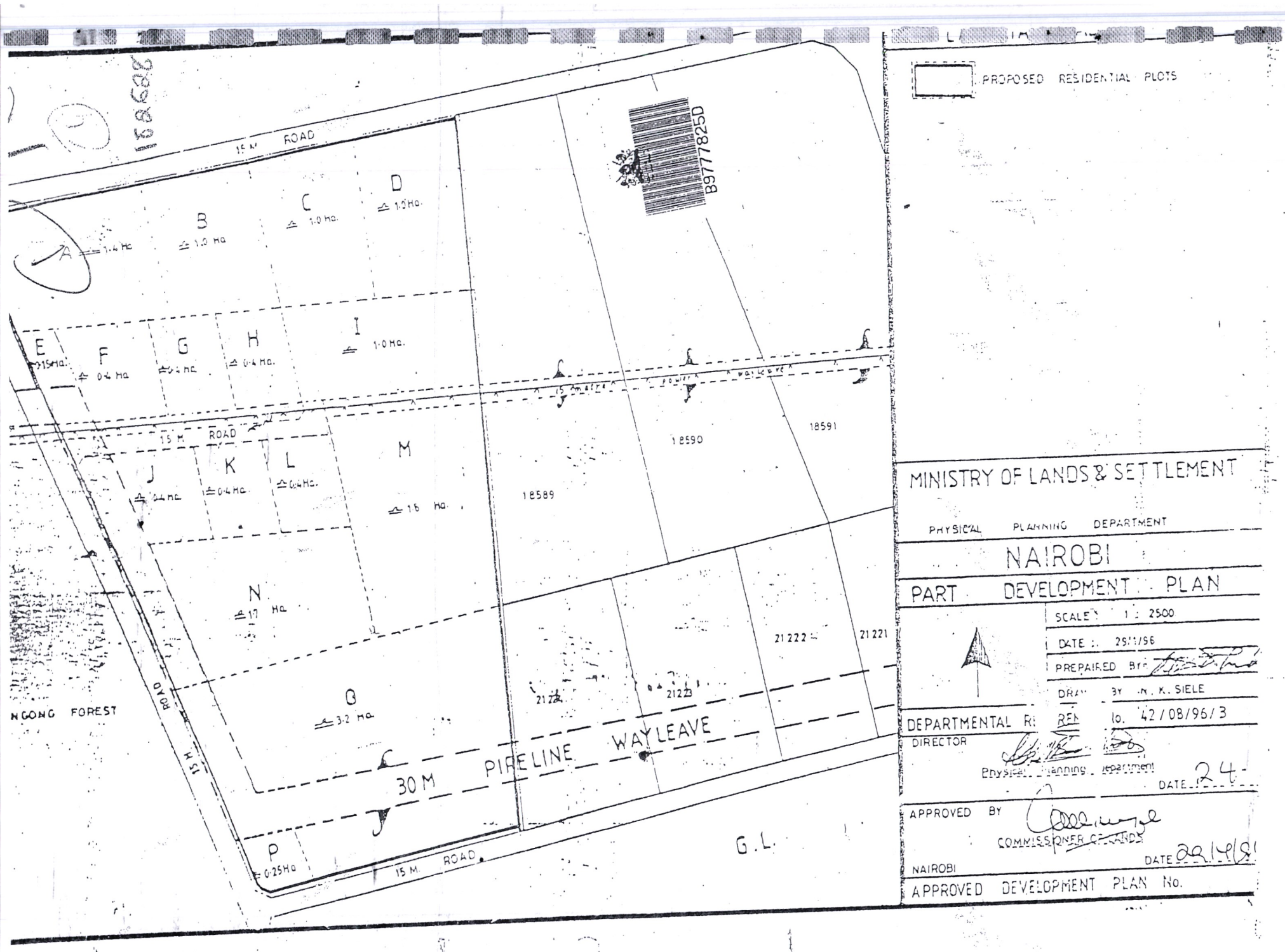
F.K. ORICHI
for Commissioner of Lands

ENCL.

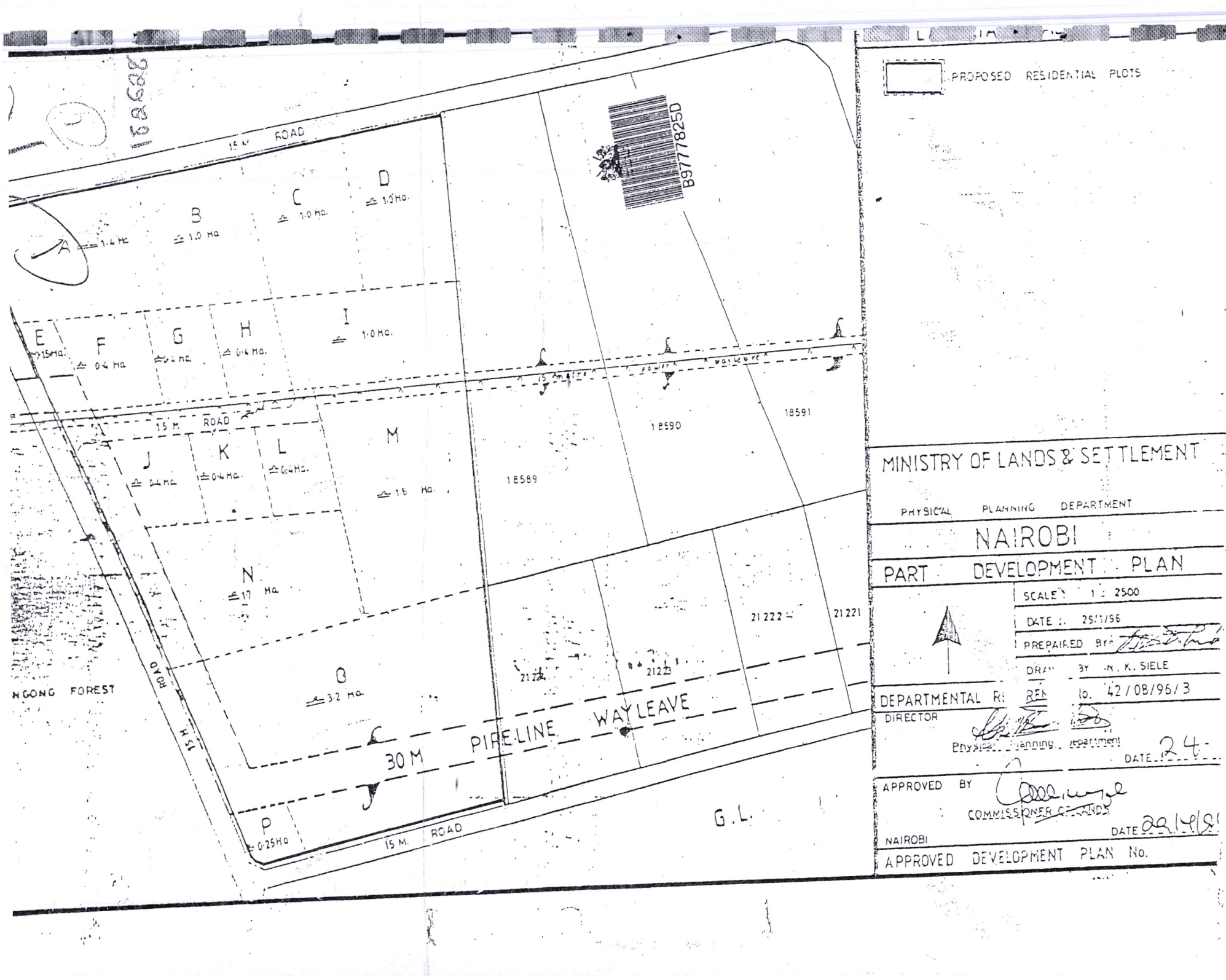
Y TO: P/S Ministry of Lands and Settlement, Nairobi
The Director of Surveys, Nairobi
The Town Clerk
The Clerk to the Council, County Council of Nairobi
The District Commissioner
The Director of Physical Planning, Nairobi
District Land Officer
O/C Land Rents 19/2a Noted
Rates Assistant
The Accountant
O/C Records
Senior Plan Record Officer
Plot File

All to note.
Noted 25/4/96

GPK (L)


15 M ROAD
A 1.4 Ha
B ≙ 1.0 Ha
C ≙ 1.0 Ha.
D ≙ 1.0 Ha.
E ≙ 0.4 Ha
F ≙ 0.4 Ha
G ≙ 0.4 Ha.
H ≙ 0.4 Ha.
I ≙ 1.0 Ha.
15 M ROAD
J ≙ 0.4 Ha
K ≙ 0.4 Ha.
L ≙ 0.4 Ha.
M ≙ 1.6 Ha.
N ≙ 1.7 Ha
O ≙ 3.2 Ha
P ≙ 0.25 Ha
18590
18591
18589
21222
21221
21223
30 M PIPELINE WAYLEAVE
15 M ROAD
15 M. ROAD
G.L.
NGONG FOREST
PROPOSED RESIDENTIAL PLOTS
MINISTRY OF LANDS & SETTLEMENT
PHYSICAL PLANNING DEPARTMENT
NAIROBI
PART DEVELOPMENT PLAN
SCALE 1 : 2500
DATE : 29/1/96
PREPARED BY
DRAWN BY J. N. K. SIELE
DEPARTMENTAL REF No. 42/08/96/3
DIRECTOR
Physical Planning Department
DATE 24-
APPROVED BY
COMMISSIONER OF LANDS
NAIROBI
DATE 29/4/96
APPROVED DEVELOPMENT PLAN No.

ANNEXURE 39


PROPOSED RESIDENTIAL PLOTS
15 M. ROAD
A 1.4 Ha.
B 1.0 Ha.
C 1.0 Ha.
D 1.0 Ha.
E 0.15 Ha.
F 0.4 Ha.
G 0.4 Ha.
H 0.4 Ha.
I 1.0 Ha.
J 0.4 Ha.
K 0.4 Ha.
L 0.4 Ha.
M 1.6 Ha.
N 1.7 Ha.
O 3.2 Ha.
P 0.25 Ha.
18590
18591
18589
21222
21221
21223
30 M PIPELINE WAYLEAVE
G.L.
NGONG FOREST
ROAD
MINISTRY OF LANDS & SETTLEMENT
PHYSICAL PLANNING DEPARTMENT
NAIROBI
PART DEVELOPMENT PLAN
SCALE 1 : 2500
DATE : 25/11/96
PREPAIRED BY
DRAWN BY N. K. SIELE
DEPARTMENTAL REF No. 42/08/96/3
DIRECTOR
Physical Planning Department
DATE 24-
APPROVED BY
COMMISSIONER OF LANDS
DATE 22/4/97
NAIROBI
APPROVED DEVELOPMENT PLAN No.

ANNEXURE 39

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing. The govt. shall not accept any liabili whatsoever in the event of prior commitment or otherwise.

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority: 102749/DA/31/XXXIV

S.K.W. Wangila
for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi
The Director of Surveys, Nairobi.
The Town Clerk Nairobi city council
The Clerk to the Council, County Council of
The District Commissioner.
The Director of Physical Planning, Nairobi.
District Land Officer.
19/1/96 O/C Land Rents Empl. card gened
Rates Assistant.
The Accountant.
O/C Records. Noted as 16/6/96
Senior Plan Record Officer. All to note.
Plot File. Koskey fmk 17/6/96

GPK (L)

Annexture 41

ANNEXURE EH1

FORM OF TRANSFER

I/We TANAM ENTERPRISES

of P. O. BOX 59324, NAIROBI

in consideration of sum of Kshs. 8,572,973/-

.....

paid to me by KENYA BUILDING SOCIETY LIMITED

of P.O. BOX 40151, NAIROBI

do hereby transfer to KENYA BUILDING SOCIETY LIMITED

.....

All my right, Title and interest in the piece of land described in the schedule hereto and DO HEREBY AGREE that the Grant/Lease in respect thereof shall be issued direct to

.....

.....

Dated this ..... day of ..... 19 .....

Signed by the vendor .....)

.....

.....

in presence of .....)

P. O. BOX 46212
NAIROBI
KENYA
ADVOCATE

SCHEDULE

All that piece of land containing 1 Ha
or thereabouts situated in NAIROBI
and known as L.R No 22077
allocated to me by letter from the Commissioner of
Lands dated 22/5/1996
I hereby consent the transfer

FOR COMMISSIONER OF LANDS

A44140611

REPUBLIC OF KENYA

Serial No. COPY | 97

To:

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.

THE TOWN CLERK,.....

THE CLERK, COUNTY COUNCIL OF .....
THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX.....

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

NEW GRANT

the details whereof appear below, has this day been registered as I.R 75360/1

Date of Document 19-12-1997

~~TRANSFEROR~~ Transferor THE PRESIDENT OF THE REPUBLIC OF KENYA

~~TRANSFEREE~~ Transferee KENYA BUILDING SOCIETY LIMITED

Address of ~~Transferee~~ GRANTEE, P.O. Box 40151 - NAIROBI

L.R. No. 22077 (Orig. No. .....)

Area 1.000 HA

Locality CITY OF NAIROBI

Consideration Shs 300,000/= BY WAY OF STAND PREMIUM PAID

Term 99 YEARS FROM 1-3-1996

Annual Rent Shs 60,000/= (REV)

Due From /

Presented by R.T. CONVEYANCING - BOX 30059 - NAIROBI

Date of Presentation 23-12-1997

for Registrar of Titles

	Noted by	Checked by	Remarks
OFFICER I/C RECORDS:			
and Register	J.M.R		
eturn of Grants			
es			
ds			
D DRAUGHTSMAN ..			
TION OFFICE			

A66938559

MINISTRY OF ENVIRONMENT AND NATURAL RESOURCES

FOREST DEPARTMENT HEADQUARTERS
P.O. Box 30513, NAIROBI

"FORESTRY", Nairobi
Nairobi 722620-4
lying please quote
FOR....68/7/3/Vol.IV/(211)
and date

15th January, 19..85

FOREST DEPARTMENT
SURVEY BRANCH
16 JAN 1985
20
P.O. Box 30241, NAIROBI

The Officer-in-Charge,
Survey Branch,
P.O. Box 30241,
NAIROBI.

EXCISION OF 34 ACRES OF LAND FROM NGONG ROAD FOREST FOR NAIROBI PRISON

Ref. Your F.D./SS/178 dated 12th October, 1984

It is agreed that you should go ahead and make arrangements for the area to be excised from the forest reserve.

(J.Y. WAWIYE)
FOR: CHIEF CONSERVATOR OF FORESTS.

REPUBLIC OF KENYA

REGISTERED

ANNEXURE 49

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

Jima Investments,
P.O. Box 62792,
NAIROBI.

21st May, 1996

Ref. No. 33468/7

SIR(S)/MADAM, UNS. RESIDENTIAL PLOT 'E' NAIROBI

B97901699

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. 42/08/96/3 subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA: 0.4 hectares (approximately).

TERM: 99 years from the 1.3.96

STAND PREMIUM: Sh. 20,000/-

ANNUAL RENT: Sh. 20,000/-

} Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

		Sh.
Stand Premium		120,000.00
Rent from 1.3.96 to 31.12.96		20,000.00
Conveyancing Fees		1,250.00
Registration Fees		250.00
Rates	on demand	
Stamp Duty		0.00
Survey Fees		0.00
Road and Road Drains	on demand	
Others	Approval fees	2,000.00
	Planning	3,000.00
Receipt No. ..... *Less* Deposit		
	TOTAL Sh.	154,830.00

[P.T.O.

*Delete as appropriate.

JK Thiroth 30/5/96

days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing.

The Government shall not accept any liability whatsoever in the event of prior commitment on ot

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority:

I022491/31/DA/XXXIV

for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi
The Director of Surveys, Nairobi.
The Town Clerk. ~~Nairobi~~ Nairobi City Council
The Clerk to the Council, County Council of
The District Commissioner,
The Director of Physical Planning, Nairobi.
District Land Officer,
O/C Land Rents ERIC O. J. ALEMBI — Original on 19/1/96
Rates Assistant — Noted Sh 8/4/97
The Accountant.
O/C Records. — Noted 3/7/96
Senior Plan Record Officer. } All to note.
Plot File. Kaskey for 11/7/96

GPK (L)

Annexture 42

New file

ANNEXURE 42

REPUBLIC OF KENYA

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

REGISTERED

Lelta Enterprises,
P.O Box 59324,
NAIROBI

182043

Ref. No. 33408/V

22nd May ,19 96

SIR(S)/MADAM,

RE: UNS. RESIDENTIAL PLOT C - NAIROBI

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. ..... subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA. 1.0 hectares (approximately).

TERM: 99 years from the 1-3-96

STAND PREMIUM: Sh. 300,000

ANNUAL RENT: Sh. 60,000

} Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark.

		Sh.
Stand Premium		300,000.00
Rent from 1-3-96	to 31-12-96	45,000.00
Conveyancing Fees		1,250.00
Registration Fees		250.00
Rates	on demand	
Stamp Duty		13,200.00
Survey Fees		2,450.00
Road and Road Drains	on demand	
Others Approval fee		2,000.00
Planning fee		1,800.00
Receipt No. ..... *Less* Deposit		
TOTAL Sh.		365,950.00

B9702280$

[P.T.O

If acceptan [illegible] d within the said thirty (30) days from the d [illegible] considered to have lapsed.

If the above pl[illegible] unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing. The govt. shall not accept any liabi[illegible] whatsoever in the event of prior commitment or otherwise.

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority: 102749/DA/31/XXXIV

[signature]
S.K.W. WANGILA
for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi
The Director of Surveys, Nairobi.
The Town Clerk. Nairobi city council
The Clerk to the Council, County Council of
~~The District Commissioner.~~
The Director of Physical Planning, Nairobi.
~~District Land Officer.~~
19/1/98 O/C Land Rents. ERIC O. [illegible]ALEMBI - Card opened
Rates Assistant. Noted [illegible] 8/4/97
The Accountant.
O/C Records. Noted - [illegible] 14/6/96
Senior Plan Record Officer. All to note.
Plot File. Koskey [illegible] 17/6/96

GPK (L)

ANNEXURE 43 E (10)

SAK16746

182043

FORM OF TRANSFER

I/We LELTA ENTERPRISES

of P. O. BOX 59324, NAIROBI

in consideration of sum of Kshs. 8,372,973

paid to me by KENYA BUILDING SOCIETY LIMITED

of P.O. BOX 40151, NAIROBI

do hereby transfer to KENYA BUILDING SOCIETY LIMITED

All my right, Title and interest in the piece of land described in the schedule hereto and DO HEREBY AGREE that the Grant/Lease in respect thereof shall be issued direct to

Dated this ..... day of ..... 19 .....

Signed by the vendor .....

in presence of .....

J. M. MAJIWA
P. O. BOX 46212
NAIROBI
KENYA
ADVOCATE

B97022761

SCHEDULE

All that piece of land containing 1 Ha
or thereabouts situated in NAIROBI
and known as L.R No 22078
allocated to me by letter from the Commissioner of Lands dated 22/5/1996
I hereby consent the transfer

FOR COMMISSIONER OF LANDS

REPUBLIC OF KENYA

ial No. COPY 197

(19)

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.

(14)

THE TOWN CLERK,

THE CLERK, COUNTY COUNCIL OF 1S2093
THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

NEW GRANT

the details whereof appear below, has this day been registered as
I.R 75369/1

te of Document 19-12-1997
~~AND/OR~~
~~nsferor~~ THE PRESIDENT OF THE REPUBLIC OF KENYA
~~AND/OR~~
~~nsferee~~ KENYA BUILDING SOCIETY LIMITED
GRANTEE
dress of ~~Transferee~~, P.O. Box 40151 - NAIROBI
.R. No. 22078 (Orig. No.)
ea 1.000 HA
cality CITY OF NAIROBI
onsideration Sh.s 300,000/= BY WAY OF STAND PREMIUM PAID
rm 99 YEARS FROM 1-3-1996
nnual Rent Sh.s 60,000/= (REV)
ie From
resented by R.T. CONVEYANCING - BOX 30089 - NAIROBI
ite of Presentation 23-12-1997

E. ONDIK.
for Registrar of Titles

	Noted by	*Checked by*	*Remarks*
FFICER I/C RECORDS:			
Land Register			
Return of Grants			
Files			
Cards			
CORD DRAUGHTSMAN ..			
ALUATION OFFICE			

B1408835/

Annexture 44

ANNEXURE 44

New file

3/18 2045

REPUBLIC OF KENYA

REGISTERED

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

Sunvalley Developers,
P.O Box 59324,
NAIROBI

22nd May, 19 96

Ref. No. 33408/V



SIR(S)/MADAM,

RE: UNS. RESIDENTIAL PLOT U - NAIROBI

A57902774

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. ..... subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA. 1.0 hectares (approximately).

TERM: 99 years from the 1-3-96

STAND PREMIUM: Sh. 300,000

ANNUAL RENT: Sh. 60,000 } Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

	Sh.
Stand Premium	300,000.00
Rent from 1-3-96 to 31-12-96	45,000.00
Conveyancing Fees	1,250.00
Registration Fees	250.00
Rates on demand	
Stamp Duty	13,200.00
Survey Fees	2,450.00
Road and Road Drains on demand	
Others approval fees	2,000.00
Planning fee	1,800.00
Receipt No. ..... *Less* Deposit	
TOTAL Sh.	365,950.00

P.T.O

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing. The govt. s hall not accept any liabi whatsoever in the event of prior commitment or otherwise.

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority: 102749/DA/31/XXXIV

S. W. WANGILA
for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi
The Director of Surveys, Nairobi.
The Town Clerk. Nairobi city council
The Clerk to the Council, County Council of
~~The District Commissioner~~
The Director of Physical Planning, Nairobi.
~~District Land Officer~~
O/C Land Rents. Noted 22/10/97
Rates Assistant. Noted 8/4/97
for The Accountant Noted 1/4/97
O/C Records. Noted 14/6/96.
Senior Plan Record Officer. All to note.
Plot File. Koskey 17/6/96

GPK (L)

cf. No. 182045/9

DEPARTMENT OF LANDS
NAIROBI

182045

30th June, 1999

HE DIRECTOR OF SURVEYS
NAIROBI

3. No. 22079 Section Plot Locality NAIROBI

ef. your of Plan and F/R.

Please supply Deed Plan for: ~~Surrender~~
New Grant
~~Conversion~~
~~Combined Certificate of Title~~
~~Consolidation~~ xx
~~Extension of Lease~~ xx



Survey fees has been paid vide receipt No. E 197873 of 14th June, 1999

G. F. ONYANGO

G.F. ONYANGO
Officer Indenting
for Commissioner of Lands

	Initials	*Date*	
R.O.			Plan F/R.
			Report
			D.P. Number
H.			Data
.O.			Preparation
h/D.			Checking
/S.			Signature
.R.O.			Blue-print Forwarded
			D.P. Forwarded

EMARKS:

Annexture 45
ANNEXURE 45 1184

FORM OF TRANSFER

I/We KIPKENDA INVESTMENTS

of P. O. BOX 40336, NAIROBI

in consideration of sum of Kshs. 5,923,448/-

paid to me by KENYA BUILDING SOCIETY LIMITED

of P.O. BOX 40151, NAIROBI

do hereby transfer to KENYA BUILDING SOCIETY LIMITED

All my right, Title and interest in the piece of land described in the schedule hereto and DO HEREBY AGREE that the Grant/Lease in respect thereof shall be issued direct to

Dated this ..... day of ..... 19 .....

Signed by the vendor .....)
.....)
.....)
in presence of .....)

SCHEDULE

B1333291X

All that piece of land containing 1 Ha
or thereabouts situated in NAIROBI
and known as L.R No 22080
allocated to me by letter from the Commissioner of Lands dated 22/5/1996
I hereby consent the transfer

FOR COMMISSIONER OF LANDS

Annexture 46

REPUBLIC OF KENYA

Serial No. COP4/97

To:

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

Annexture 46

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.

THE TOWN CLERK,

THE CLERK, COUNTY COUNCIL OF

THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

NEW GRANT

the details whereof appear below, has this day been registered as I.R 75368/1

Date of Document 19-12-1997

~~Grantor~~ Transferor THE PRESIDENT OF THE REPUBLIC OF KENYA

~~Grantee~~ Transferee KENYA BUILDING SOCIETY LIMITED

GRANTEE

Address of Transferee, P.O. Box 40151 - NAIROBI

B13332932

L.R. No. 22080 (Orig. No.

Area 1.017 HA

Locality CITY OF NAIROBI

Consideration Shs 300,000/= BY WAY OF STAND PREMIUM PAID

Term 99 YEARS FROM 1-3-1996

Annual Rent Shs 60,000/= (REV)

Due From

Presented by R.T. CONVEYANCING - BOX 30089 - NAIROBI

Date of Presentation 23-12-1997

E. ONDIK.
for Registrar of Titles

	Noted by	*Checked by*	*Remarks*
OFFICER I/C RECORDS:			
Land Register			
Return of Grants			
Files			
Cards			
RECORD DRAUGHTSMAN ..			
VALUATION OFFICE			

GPK (L)

Annexture 46a

JR 1 ANNEXURE 46a

REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT Number I.R. 75361

ANNUAL RENT: shs.24,000/- (REVISABLE)

TERM: 99 years from 1.3.1996

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of shillings one hundred and twenty thousand (shs.120,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA hereby Grants Unto KENYA BUILDING SOCIETY LIMITED a limited liability company having its registered office at NAIROBI (Post Office Box Number 40151)

(hereinafter called "The Grantee") ALL that piece of land situate in the City of Nairobi in NAIROBI AREA District containing by measurement nought decimal four nought nought nought (0.4000) of a hectares/~~acres~~ or thereabouts that is to say L.R. No. 22081

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 207550 deposited in the Survey Records Office at Nairobi

TO HOLD

for the term of ninety nine (99) years from the first Day of March One thousand nine hundred and ninety six SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of shillings twenty four thousand (shs.24,000/-)(REVISABLE)w.e.f. 1.3.96 (*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.

FORM 6 (Residential)

SPECIAL CONDITIONS

1. No buildings shall be erected on the land nor shall additions or external alterations be made to any buildings 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 in triplicate to the Local Authority and the Commissioner of Lands plans (including block plans showing the positions of the buildings and a system of drainage for disposing of sewage surface and sullage 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 stand 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 sublet charge or part with the possession of the land or any part thereof or and buildings thereon except with the prior consent in writing of the Commissioner of Lands. No application for such consent (except in respect of a loan required for building purposes) will be considered until 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 sewers serving or adjoining the land and the proportionate cost for the supply of both the water and the electric power and shall on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 7 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 Commissioner of Lands reserves the right to revise the annual ground rent payable hereunder on 31st December, 1998 and thereafter at the expiration of every ten years of the term.

REPUBLIC OF KENYA

CF26/4

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map South Ag 31 / G. II. d

Bearings				Distances Metres

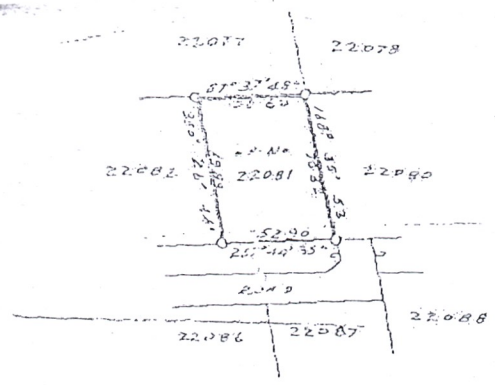
Land Reference No. 22081

(Orig No.

Sub division No. (Orig No.

of Section No.

Area = 0.4000 Ha. (Approx.)



Certified True Copy

for Director of Surveys

Nairobi 28TH Nov. 1977

for Director of Surveys

M. O. Kuma
Chief Surveyor

Scale 1 in 2500

Nairobi 15TH AUGUST 1996

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.

IN WITNESS WHEREOF I WILSON GACANJA the Commissioner of Lands have by order of the President hereunto set my hand this 19th day of December One thousand nine hundred and ninety seven in the presence of:

REGISTRAR OF TITLES

[illegible] 75361/1
23rd December, 1997
12:28 Hrs

397/7/03

C. G. Maraa 350

12/10/

THE FOLLOWING INSTRUMENT [illegible] AGAINST THE TITLE

Transfer to Sunvalley Developers Limited
For KSIS 988, 420F

2

Presentation No. 397 Date of Registration 9-7-2003

Registrar of Titles
G. G. Gachathi 011

[illegible] INSTRUMENT HAS BEEN REGISTERED [illegible]

CERTIFICATE OF TITLE IR 95236 issued to Sunvalley limited under sec. 70 of R.T.A 6.634 Hg. LR 27024 amalgamation

3

ANNEXTURE 47

New file 18/2048

REPUBLIC OF KENYA

Telegrams: "Lands", Nairobi
Telephone: Nairobi 718050/9

REGISTERED (1) (3)

DEPARTMENT OF LANDS
P.O. BOX 30089
NAIROBI

....., 19.....

Ref. No. .....

SIR(S)/MADAM,

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. ..... subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA. ..... hectares (approximately).

TERM: .....years from the .....

STAND PREMIUM: Sh. .....

ANNUAL RENT: Sh. ..... } Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

	Sh.
Stand Premium	
Rent from ..... to	
Conveyancing Fees	
Registration Fees	
Rates	
Stamp Duty	
Survey Fees	
Road and Road Drains	
Others	
Receipt No. ..... *Less* Deposit	
TOTAL Sh.	

B1353790$

[P.T.O

*Delete as appropriate.

AK Muriuki 29/5/96

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing.

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority:

.....
for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi
The Director of Surveys, Nairobi.
The Town Clerk.
The Clerk to the Council, County Council of .....
The District Commissioner.
The Director of Physical Planning, Nairobi.
District Land Officer.
O/C Land Rents. Card opened on 14/1/98
Rates Assistant. Noted file 8/4/97
The Accountant.
O/C Records. – Noted file 3/7/98
Senior Plan Record Officer.
Plot File.

All to note.
Koskey [illegible] 11/7/96

GPK (L)

ANNEXTURE 48

REPUBLIC OF KENYA

Serial No. Copy/97

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

To:

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.

THE TOWN CLERK,

THE CLERK, COUNTY COUNCIL OF
THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

GRANT — the ~~details~~ whereof appear below, has this day been registered as I.R. 75308/1

Date of Document 19-12-1997

GRANTOR Transferor THE PRESIDENT OF THE REPUBLIC OF KENYA

GRANTEE Transferee KENYA BUILDING SOCIETY LIMITED

Address of GRANTEE Transferee, P.O. Box 40151 - NAIROBI

L.R. No. 22082 (Orig. No.)

Area 0.4000 HA

Locality CITY OF NAIROBI

Consideration Shs 120,000/- BY WAY OF STAND PREMIUM PAID

Term 99 YEARS FROM 1-3-1996

Annual Rent Shs 24,000/- (REV)

Due From

Presented by C.T. CONVEYANCING - BOX 30089 - NAIROBI

Date of Presentation 23-12-1997

[signature]
for Registrar of Titles

	Noted by	*Checked by*	*Remarks*
OFFICER I/C RECORDS:			
Land Register			
Return of Grants			
Files			
Cards			
RECORD DRAUGHTSMAN ..			
VALUATION OFFICE			

B97573267

ANNEXURE 50

REPUBLIC OF KENYA

Serial No. COPY/97

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

To:

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.
THE TOWN CLERK,
THE CLERK, COUNTY COUNCIL OF
THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

NEW GRANT — the details whereof appear below, has this day been registered as I.R 75363/1

Date of Document 19-12-1997

GRANTOR ~~Transferor~~ THE PRESIDENT OF THE REPUBLIC OF KENYA

GRANTEE ~~Transferee~~ KENYA BUILDING SOCIETY LIMITED

B97901756

Address of GRANTEE ~~Transferee~~, P.O. Box 40151 - NAIROBI

L.R. No. 22083 (Orig. No. —)

Area 0.400 HA

Locality CITY OF NAIROBI

Consideration Shs 120,000/- BY WAY OF STAND PREMIUM PAID

Term 99 YEARS FROM 1-3-1996

Annual Rent Shs 20,000/- (REV)

Due From

Presented by R.T. CONVEYANCING - BOX 30089 - NAIROBI

Date of Presentation 23-12-1997

E. ONDIK
for Registrar of Titles

	Noted by	Checked by	Remarks
OFFICER I/C RECORDS:			
Land Register			
Return of Grants			
Files			
Cards	Noted		
RECORD DRAUGHTSMAN			
VALUATION OFFICE			

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing. The Government shall not accept any liability whatsoever in the event of prior commitment or other

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority:

102749/31/DA/XXXIV

S.R.W. WANGILA

for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi

The Director of Surveys, Nairobi.

The Town Clerk. Nairobi City Council

The Clerk to the Council, County Council of .....

The District Commissioner.

The Director of Physical Planning, Nairobi.

District Land Officer.

ERIC O. L. ELEMOL

O/C Land Rents. Card opened on 14/1/98

Rates Assistant. — Noted file 8/4/97

The Accountant.

O/C Records. — Noted. Cy. 3/7/96.

All to note.

Senior Plan Record Officer.

Plot File. — Koskey fmk 11/7/96

GPK (L)

Annexture 52
ANNEXURE L
~~48~~
52

FORM OF TRANSFER

I/We BASIYA ENTERPRISES

of P. O. BOX 22326, NAIROBI

in consideration of sum of Kshs. 1,700,000/-

paid to me by KENYA BUILDING SOCIETY LIMITED

of P.O. BOX 40151, NAIROBI

do hereby transfer to KENYA BUILDING SOCIETY

All my right, Title and interest in the piece of land described in the schedule hereto and DO HEREBY AGREE that the Grant/Lease in respect thereof shall be issued direct to

Dated this ..... day of ..... 19 .....

Signed by the vendor .....)
.....)
.....)
in presence of .....)

I.M. MAJIWA
P.O. BOX 46212
NAIROBI
KENYA
ADVOCATE

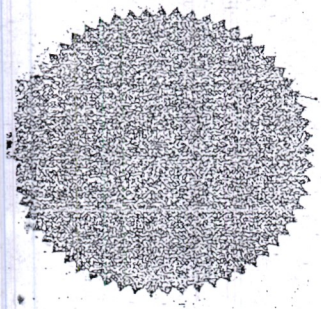
SCHEDULE

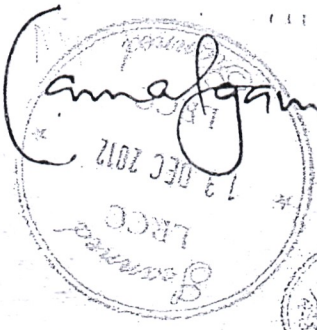
All that piece of land containing 0.4 Ha
or thereabouts situated in NAIROBI
and known as L.R No 22082
allocated to me by letter from the Commissioner of Lands dated 21/5/1996
I hereby consent the transfer

FOR COMMISSIONER OF LANDS

B97573234

Sunvalley Phase III (amalgamated) ANNEXURE 52a









REPUBLIC OF KENYA

30 J 264
10/1
P. M. Nganga 209

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT: Number I.R. 136610

ANNUAL RENT: Shs. 24,000/- (REVISABLE)

TERM: 99 years from 1.3.1996

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of shillings One hundred and twenty thousand (Shs. 120,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA hereby Grants Unto JUSTUS GITABU WAMBUTURA carrying on business under the business name of KINA MICRO FIRM of NAIROBI (Post Office Box Number 57144)

(hereinafter called "The Grantee") ALL that piece of land situate in the city of Nairobi in the Nairobi Area District containing by measurement nought decimal four nought nought nought (0.4000) of a hectares/~~acres~~ or thereabouts that is to say L.R. No. 22085

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 207654 deposited in the Survey Records Office at Nairobi

TO HOLD

for the term of ninety nine (99) years from the first Day of March One thousand nine hundred and ~~Two thousand and~~ ninety six SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of Shillings twenty four thousand (Shs. 24,000/-)(Revisable) w.e.f 1.3.1996 (*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.

FORM 6 (Residential)

SPECIAL CONDITIONS

1. No buildings shall be erected on the land nor shall additions or external alterations be made to any buildings 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 in triplicate to the Local Authority and the Commissioner of Lands plans (including block plans showing the positions of the buildings and a system of drainage for disposing of sewage surface and sullage 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 he 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 stand 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 sublet charge or part with the possession of the land or any part thereof or and buildings thereon except with the prior consent in writing of the Commissioner of Lands. No application for such consent (except in respect of a loan required for building purposes) will be considered until 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 sewers serving or adjoining the land and the proportionate cost for the supply of both the water and the electric power and shall on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 7 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.

REPUBLIC OF KENYA

13661D

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map South 4: 37
G. K. 4

Bearings °	Distances Metres

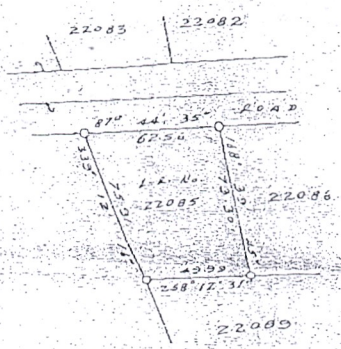
Land Reference No. 22085

(Orig No.

Sub division No. (Orig No.

of Section No.

Area = 0.4000 Ha (Approx.)



12/6/2002

B. M. OKUMU
Licensed Surveyor.

7th August 2012

G. O. OBARA
for Director of Surveys

Traced by

Compared by

Scale 1 in 2500

Nairobi 15TH AUGUST 1996

DEED PLAN No.

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing. *The Government shall not accept any liability whatsoever in the event of prior committment or otherwise*

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority:

102749/31/DA/XXXIXV

S.K.W. WANGILA

for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi
The Director of Surveys, Nairobi.
The Town Clerk. *Nairobi City Council*
~~The Clerk to the Council/County Council of~~ /
~~The District Commissioner~~ /
The Director of Physical Planning, Nairobi.
~~District Land Officer~~ / /
O/C Land Rents. *Notes 9/8/96*
Rates Assistant. *[illegible]* *15/8/96*
The Accountant. *[illegible]* *12/8/96*
O/C Records. *[illegible]* *3/7/96.*
Senior Plan Record Officer. All to note.
Plot File. *Koskey [illegible] 11/7/96*

GPK (L)

ANNEXURE 54.

REPUBLIC OF KENYA

Serial No.

To:

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

B97830566

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.

THE TOWN CLERK,

THE CLERK, COUNTY COUNCIL OF

THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

NEW GRANT

the details whereof appear below, has this day been registered as I.R 71722/1

Date of Document 6-11-1996

~~Transferor~~ GRANTOR: THE PRESIDENT OF THE REPUBLIC OF KENYA

~~Transferee~~ GRANTEE: SIEPAO LIMITED

Address of ~~Transferee~~ GRANTEE, P.O. Box 62026- NAIROBI

L.R. No. 22087 (Orig. No.)

Area 0.4000 HA

Locality CITY OF NAIROBI

Consideration Sh.S 129,000/= BY WAY OF STAND PREMIUM PAID

Term 99 YEARS FROM 1-3-1996

Annual Rent Sh.S 24,000/= (REV)

Due From

Presented by R.T. CONVEYANCING - NRI

Date of Presentation 16-12-1996

E.ONDIK.
for Registrar of Titles

	Noted by	*Checked by*	*Remarks*
OFFICER I/C RECORDS:			
Land Register			
Return of Grants			
Files			
Cards			
RECORD DRAUGHTSMAN ..			
VALUATION OFFICE			

Annexture S5

ANNEXURE 55 (1)

REPUBLIC OF KENYA

REGISTERED

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

Kisomok Traders,
P.O. Box 59324,
NAIROBI.

22nd May ,19 96

Ref. No. 33408/V

SIR(S)/MADAM, RE: UNS. RESIDENTIAL PLOT 'M' NAIROBI

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. ..... subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA: 1.8 / 99 hectares (approximately).

TERM: ..... years from the 1.3.96

STAND PREMIUM: Sh. 540,000/-

ANNUAL RENT: Sh. 108,000/-

} Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

	Sh.
Stand Premium	540,000.00
Rent from 1.3.96 to 31.12.96	81,000.00
Conveyancing Fees	1,250.00
Registration Fees	250.00
Rates .. .. .. on demand	-
Stamp Duty	23,760.00
Survey Fees	2,450.00
Road and Road Drains on deman	-
Others .. .. Approval fees.	2,000.00
Planning fee	16,200.00
Receipt No. ..... *Less* Deposit	
TOTAL Sh.	668,910.00
	666,910 =

B1315004P

[P.T.O.

*Delete as appropriate.

30/5/96 18

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing. *The Government shall not accept an liability whatsoever in the event of prior committment or oth*

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority:

102749/DA/31/XXXIV

J. K. W. WANGILA

for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi
The Director of Surveys, Nairobi.
The Town Clerk. *Nairobi City Council*
The Clerk to the Council, County Council of .....
~~The District Commissioner.~~
The Director of Physical Planning, Nairobi.
~~District Land Officer~~
O/C Land Rents. — *Card opened on 26.1.95*
Rates Assistant.
The Accountant.
O/C Records.
Senior Plan Record Officer.
Plot File.

All to note.

fmk 2/2/95.

GPK (L)

Annexture 56
ANNEXURE 56

REPUBLIC OF KENYA

Serial No. COPY/97

To:

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.
THE TOWN CLERK,
THE CLERK, COUNTY COUNCIL OF
THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX 10

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

NEW GRANT

the details whereof appear below, has this day been registered as I.R 75366/1

Date of Document 19-12-1997

~~TRANSFEROR~~ Transferor THE PRESIDENT OF THE REPUBLIC OF KENYA

GRANTEE Transferee KENYA BUILDING SOCIETY LIMITED

~~GRANTEE~~ Address of ~~Transferee~~, P.O. Box 40151 - NAIROBI

L.R. No. 22088 (Orig. No. —)

Area 2.000 HA

Locality CITY OF NAIROBI

Consideration Sh.s 549,000/= BY WAY OF STAND PREMIUM PAID

Term 99 YEARS FROM 1-3-1996

Annual Rent Sh.s 108,000/= (REV)

Due From —

Presented by M/S CONVEYANCING - BOX 30089 - NAIROBI

Date of Presentation 23-12-1997

E. ONDIK
for Registrar of Titles

	Noted by	*Checked by*	*Remarks*
OFFICER I/C RECORDS:			
Land Register			
Return of Grants			
Files			
Cards	Noted		
RECORD DRAUGHTSMAN	fmk	24/12/97.	
VALUATION OFFICE			

B1315008T

GPK (L)

Annexture 57

New file

ANNEXURE 57

REPUBLIC OF KENYA

REGISTERED

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

Siele Properties,
P.O. Box 69224,
NAIROBI

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

Ref. No. 50400/V

22nd May, 19 96

SIR(S)/MADAM, RE: RESIDENTIAL PLOT 'N' NAIROBI

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. ..... subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA: 1.2 hectares (approximately).

TERM: 99 years from the 1.3.96

STAND PREMIUM: Sh. 510,000/-

ANNUAL RENT: Sh. 102,000/- } Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

		Sh.
Stand Premium		510,000.00
Rent from 1.3.96 to 31.12.96		76,500.00
Conveyancing Fees		1,250.00
Registration Fees		250.00
Rates	on demand	-
Stamp Duty		22,440.00
Survey Fees		2,450.00
Road and Road Drains	on demand	-
Others	Approval fees	2,000.00
	Planning fees	15,300.00
Receipt No.	*Less* Deposit	
	TOTAL Sh.	630,190.00

B1482632

18 2 85

*Delete as appropriate.

30/5/96

If acceptance and payment respectively are not received within the said thirty (30) days from the date hereof the offer herein contained will be considered to have lapsed.

If the above plot is still unsurveyed at the time you commence building you should exercise the greatest care to ensure that any building or other works are contained within the boundaries of the plot for should you inadvertently overstep the aforesaid boundaries the cost of removal and reconstruction must be borne by you.

The issue of the Government grant or lease will be undertaken as soon as circumstances permit.

Your full name(s) in BLOCK LETTERS should be given for the purpose of the grant which will be submitted later to you. The attached special conditions form part of the offer which should be accepted in writing. The Government shall not accept any liability whatsoever in the event of prior commitment or otherwis

I have the honour to be,
Sir(s)/Madam,
Your obedient servant,

Authority: GOVT.

102749/DA/XXXIV

[signature] W. WAGGILA

for Commissioner of Lands

ENCL.

Y TO: P/S Ministry of Lands and Settlement, Nairobi

The Director of Surveys, Nairobi.

The Town Clerk. Nairobi City Council

The Clerk to the Council, County Council of .....

The District Commissioner.

The Director of Physical Planning, Nairobi.

District Land Officer.

O/C Land Rents. — Card opened on 14/1/98

ERIC O. J. ALEMBI

Rates Assistant. — Noted 8/4/97

The Accountant.

O/C Records. — Noted. 3/7/96. All to note.

Senior Plan Record Officer.

Plot File. — Kaskey [illegible] 11/7/96

GPK (L)

ANNEXURE 58

REPUBLIC OF KENYA

Serial No. COPY 197

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

To:

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.

THE TOWN CLERK,

THE CLERK, COUNTY COUNCIL OF
THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

NEW GRANT

the details whereof appear below, has this day been registered as I.R 75364/1

Date of Document 19-12-1997

GRANTOR ~~Transferor~~ THE PRESIDENT OF THE REPUBLIC OF KENYA

GRANTEE ~~Transferee~~ KENYA BUILDING SOCIETY LIMITED

Address of GRANTEE ~~Transferee~~, P.O. Box 40151 - NAIROBI

L.R. No. 22089 (Orig. No.)

Area 1.500 HA

Locality CITY OF NAIROBI

Consideration Shs 510,000/- BY WAY OF STAND PREMIUM PAID

Term 99 YEARS FROM 1-3-1996

Annual Rent Shs 102,000/- (REV)

Due From

Presented by R.T CONVEYANCING - BOX 30089 - NAIROBI

Date of Presentation 23-12-1997

E. ONDIK
for Registrar of Titles

182053

	Noted by	Checked by	Remarks
OFFICER I/C RECORDS:			
Land Register			
Return of Grants			
Files			
Cards			
RECORD DRAUGHTSMAN ..			
VALUATION OFFICE			

B14826380

GPK (L)

182044 ANNEXURE 59

(3)

REPUBLIC OF KENYA

REGISTERED

Telegrams: "LANDS", Nairobi
Telephone: Nairobi 718050/9

Seneca Holdings Ltd.,
P.O Box 14641,
NAIROBI

DEPARTMENT OF LANDS
P.O. Box 30089
NAIROBI

(11)

Ref. No. 33408/V

22nd May, 1996

SIR(S)/MADAM, RE: UNS. RESIDENTIAL PLOT D - NAIROBI

LETTER OF ALLOTMENT

I have the honour to inform you that the Government, on behalf of ..... County Council, hereby offers you a grant of the above plot shown edged red on the attached plan No. ..... subject to your formal written acceptance of the following conditions and to the payment of the charges as prescribed hereunder:

AREA. 3.2 hectares (approximately).

TERM: 99 years from the 1-3-96

STAND PREMIUM: Sh. 960,000

ANNUAL RENT: Sh. 192,000 } Subject to adjustment on survey, but there is no claim for reduction in area on survey.

GENERAL: This Letter of Allotment is subject to, and the grant will be made under the provisions of, the Government Lands Act (Cap. 280 of the Revised Edition the Laws of Kenya) and title will be issued under the Registration of Titles Act (Cap. 281) or the Registered Land Act (Cap. 300).

SPECIAL CONDITIONS: *See* attached.

2. I should be glad to receive your acceptance of the attached conditions together with banker's cheque for the amount as set out below within thirty (30) days of the postmark:

B9774889K

	Sh.
Stand Premium	960,000.00
Rent from 1-3-96 to 31-12-96	144,000.00
Conveyancing Fees	1,250.00
Registration Fees	250.00
Rates on demand	
Stamp Duty	42,240.00
Survey Fees	2,450.00
Road and Road Drains on demand	
Others approval fee	2,000.00
Planning fees	28,800.00
Receipt No. ..... *Less* Deposit	
TOTAL Sh.	1,180,990.00

REFERENCE SECTION
TO NOTE THIS TRANSACTION
ON THE CARD.

RECORD KEEPER
30/5/96

[P.T.O

*Delete as appropriate.

Annexture 60

ANNEXURE 60 E

FORM OF TRANSFER

I/We SENECA HOLDINGS LIMITED

of P. O. BOX 14641, NAIROBI

in consideration of sum of Kshs 14,932,651/-

paid to me by KENYA BUILDING SOCIETY LIMITED

of P O BOX 40151, NAIROBI

do hereby transfer to KENYA BUILDING SOCIETY LIMITED

All my right, Title and interest in the piece of land described in the schedule hereto and DO HEREBY AGREE that the Grant/Lease in respect thereof shall be issued direct to

Dated this ..... day of ..... 19 .....

Signed by the vendor .....)
.....)
.....)
in presence of .....)

Director
Seneca Holdings Ltd

J.M. MAJIWA
P.O. BOX 462
NAIROBI
KENYA
ADVOCATE

B1336224U

SCHEDULE

All that piece of land containing ..... AC
or thereabouts situated in .....
and known as L.R No 22090 NAIROBI (3 Hect)
allocated to me by letter from the Commissioner of Lands dated .....
I hereby consent the transfer

FOR COMMISSIONER OF LANDS

REPUBLIC OF KENYA

1820494 (12) 12

Serial No. COPY/97

DEPARTMENT OF LANDS
LAND TITLES REGISTRY
NAIROBI/MOMBASA

To:

THE COMMISSIONER OF LANDS (RECORDS BRANCH).
THE COMMISSIONER OF LANDS (VALUATION OFFICE).
THE COMMISSIONER OF LANDS (LAND RENTS).
THE COMMISSIONER OF INCOME TAX.
THE CITY VALUER, NAIROBI.
THE MANAGING DIRECTOR, KENYA RAILWAYS.

(12)

THE TOWN CLERK,

THE CLERK, COUNTY COUNCIL OF
THE SENIOR ECONOMIST/STATISTICIAN, P.O. BOX 30289, NAIROBI.
THE EXECUTIVE OFFICER, THE PROVINCIAL AGRICULTURAL BOARD, P.O. BOX

MEMORANDUM OF REGISTRATION OF TRANSFER OF LANDS

NEW GRANT

the details whereof appear below, has this day been registered as I.R 75357/1

Date of Document 19-12-1997

GRANTOR ~~Transferor~~ THE PRESIDENT OF THE REPUBLIC OF KENYA

GRANTEE ~~Transferee~~ KENYA BUILDING SOCIETY LIMITED

Address of GRANTEE ~~Transferee~~, P.O. Box 40151 — NAIROBI

L.R. No. 22090 (Orig. No.)

Area 3.000 HA

Locality CITY OF NAIROBI

Consideration Sh.s 960,000/- BY WAY OF STAND PREMIUM PAID

Term 99 YEARS FROM 1-3-1996

Annual Rent Sh.s 192,000/- (REV)

Due From —

Presented by R.T. CONVEYANCING - BOX 30089 - NAIROBI

Date of Presentation 23-12-1997

E. ONDIK
for Registrar of Titles

	Noted by	Checked by	Remarks
OFFICER I/C RECORDS:			
Land Register			
Return of Grants			
Files			
Cards			
RECORD DRAUGHTSMAN ..			
VALUATION OFFICE			

B1336226Y

Annexure 61



Registration	Transactions	Authentication	Date	Records	Date
Date Received 20-12-2005	Provisional Approval	Examined by		Traced by	
File Reference 5/24/5/1661	Final Approval	Approved by		Compared by	
Computations No 53293		Authenticated by		Cadastral Sheet	
Field Book No 4 C	Checked by	For Director of Surveys		R.I.N.	

Plot/Parcel
L.R. No. 19952/635-745
Ref. Map/K.I. 5 A.S.D. 5 F.I.C. (1962)
Registration Block
Registration Division
Locality CITY OF NAIROBI

Licensed Surveyor

December 2005

O.M. WAINAINA
Licensed Surveyor

Folio No. 335
Register 54.

ANNEXURE 62.

(1) F IR 87133/1

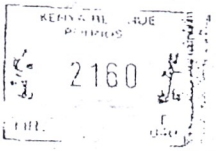
c. f. 229967

KENYA REVENUE POUNDS 2160

Scanned LRCC 16 OCT 2013 LRCC Scanned









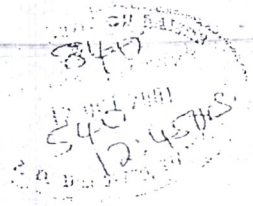
SD £ 2,160

US

8TH - 10 - 2001

GEOFFREY BIRUNDU (031)





REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

GRANT: Number I.R. 87133

ANNUAL RENT: SHS. 192,000/- (REVISABLE)

TERM: 99 YEARS FROM 1.3.1999

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Shillings nine hundred and sixty thousand (Shs.960,000/-) by way of stand premium paid on or before the execution hereof THE PRESIDENT OF THE REPUBLIC OF KENYA hereby GRANTS unto PILLAR AMUSEMENT PARKS LIMITED, a limited liability company having its registered office at NAIROBI (Post Office Box Number 62860) (hereinafter called "The Grantee ") ALL that piece of land situate in the city of Nairobi in the Nairobi Area ~~District~~ containing by measurement thirty two decimal five six (32.56) hectares/~~acres~~ or thereabouts that is to say L.R. No. 19952

which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 209644 deposited in the Survey Records Office at Nairobi

TO HOLD

for the term of ninety nine (99) years from the First Day of March ~~Two thousand and~~ One thousand nine hundred and ninety nine SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of Shillings one hundred and ninety two thousand (Shs.192,000/-)(Revisable) with effect from 1.3.1999 (*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):

[P.T.O.

Id 81132/2

FORM 6 (Residential)

SPECIAL CONDITIONS

1. No buildings shall be erected on the land nor shall additions or external alterations be made to any buildings 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 in triplicate to the Local Authority and the Commissioner of Lands plans (including block plans showing the positions of the buildings and a system of drainage for disposing of sewage surface and sullage 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 stand 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 sublet charge or part with the possession of the land or any part thereof or and buildings thereon except with the prior consent in writing of the Commissioner of Lands. No application for such consent (except in respect of a loan required for building purposes) will be considered until 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 sewers serving or adjoining the land and the proportionate cost for the supply of both the water and the electric power and shall on completion of such construction and the ascertainment of the actual proportionate cost either pay (within 7 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.

IR 87133/3

REPUBLIC OF KENYA

DISTRICT OF NAIROBI AREA

Locality City of Nairobi

Reference Map South-A-37 / G-II-d-7

Land Reference No. 19952

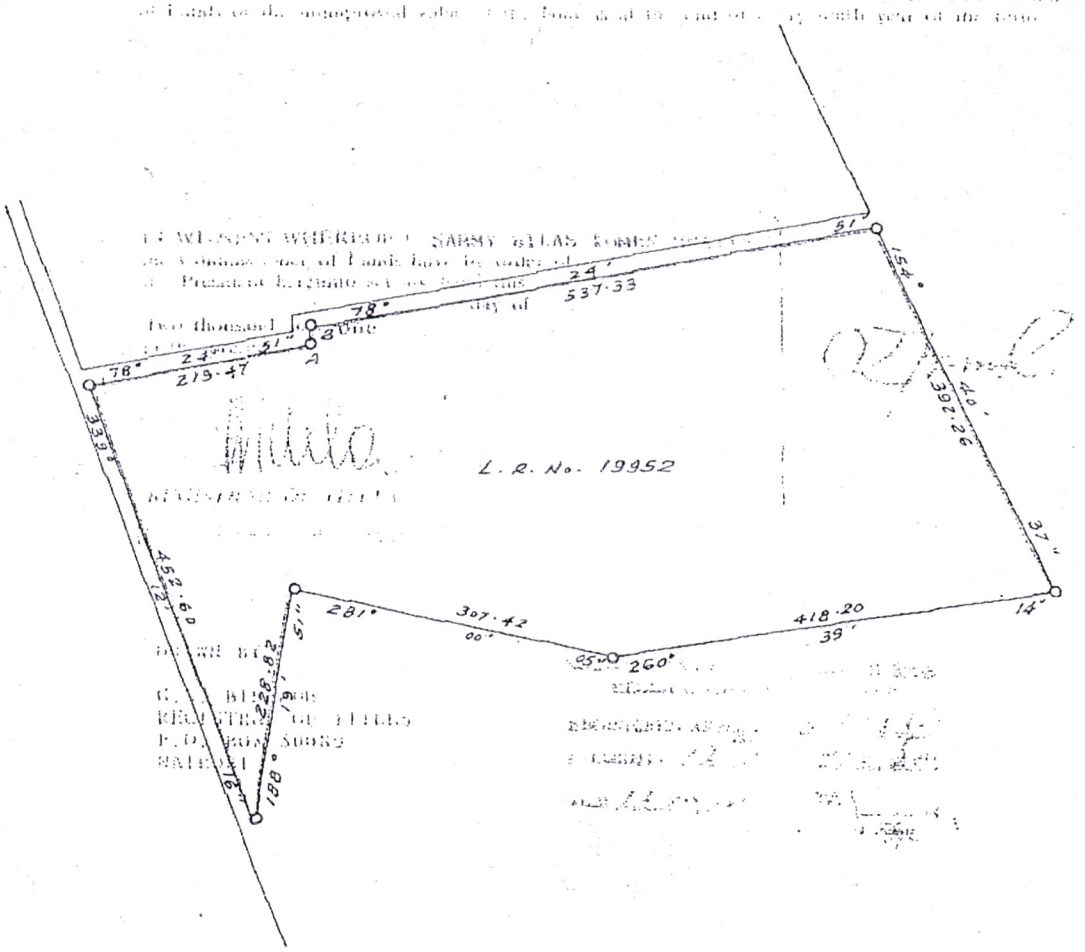
(Orig No. _____

Sub division No. _____ (Orig No. _____

of Section No. _____

Bearings				Distances Metres
A-B	356	37	35	15.16

Area = 32.56 Ha. (Approx.)



B.M. Okumu
Licensed Surveyor

Traced by

Compared by

Scale 1 in 5,000

for Director of Surveys

Nairobi 30TH OCTOBER 1996

DEED PLAN No. 209644

(3) THE FOLLOWING INSTRUMENT ... REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102190 issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0214 Ha LR 19952/517 Term 99 years from 1-3-1999 A/Rent 920/- (Rev)

Registrar of Titles

Presentation No. 764 Date of Registration 12-7-2006

J. J. Lubulellah

IR 87183/4

(4) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102191 issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0205 Ha LR 19952/518 Term 99 years from 1-3-1999 A/Rent 880/- (Rev)

Registrar of Titles

Presentation No. 765 Date of Registration 12-7-2006

4031

(5) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102192 issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0205 Ha LR 19952/519 Term 99 years from 1-3-1999 A/Rent 880/- (Rev)

Registrar of Titles

Presentation No. 766 Date of Registration 12-7-2006

J. J. Lubulellah

(6) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102193 issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0190 Ha LR 19952/520 Term 99 years from 1-3-1999 A/Rent 820/- (Rev)

Registrar of Titles

Presentation No. 7687 Date of Registration 12-7-2006

J. J. Lubulellah

(7) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102194 issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0190 Ha LR 19952/521 Term 99 years from 1-3-1999 A/Rent 820/- (Rev)

Registrar of Titles

Presentation No. 768 Date of Registration 12-7-2006

J. J. Lubulellah

(8) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102195 issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0190 Ha LR 19952/522 Term 99 years from 1-3-1999 A/Rent 820/- (Rev)

Registrar of Titles

Presentation No. 769 Date of Registration 12-7-2006

J. J. Lubulellah

IR 87133/5

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.

15. ~~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.

IN WITNESS WHEREOF I SAMMY SILAS KOMEN MWAITA the Commissioner of Lands have by order of the President hereunto set my hand this 8 day of October Two thousand and one in the presence of:

REGISTRAR OF TITLES

DRAWN BY:

G.S. BIRUNDU
REGISTRAR OF TITLES
P.O. BOX 30089
NAIROBI

LAND TITLES REGISTRY—NAIROBI MAIL
REGISTRATION OF TITLES ACT
REGISTERED AS No. I.R. 87133/1
PRESENTED 12th OCTOBER 2001
TIME 12:45 Hrs
Registrar of Titles
J. M. THUITA

(not a Subdivision)

(2)

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Certificate of Subdivision by the Town Clerk of Nairobi City Commission approving the Subdivision of the within written land into Subplots 392 to 665 and 713 to 738 only

Registrar of Titles

Registration No. 763 Date of Registration 12-7-2006

J. T. Lubulellah 036

not a Subdivision

15 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102202 issued to Pillar Amusement Parks limited under Section 70 Of the RTA Area 0.0205 HA LR 19952/529 Term 99 years from 1-3-1999 At Rent 8801- (Rev)

Registrar of Titles

Presentation No. 776 Date of Registration 12-7-2006

IR 87133/6

16 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102203 issued to Pillar Amusement Parks limited under Section 70 Of the RTA Area 0.0205 Ha LR 19952/530 Term 99 years from 1-3-1999 At Rent 8801- (Rev)

Registrar of Titles

Presentation No. 777 Date of Registration 12-7-2006

J. J. Lubulellah 030

17 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102204 issued to Pillar Amusement Parks limited under Section 70 Of the RTA Area 0.0205 HA LR 19952/536 Term 99 years from 1-3-1999 At Rent 8801- (Rev)

Registrar of Titles

Presentation No. 778 Date of Registration 12-7-2006

18 J. J. Lubulellah 030

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102205 issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0205 HA LR 19952/532 Term 99 years from 1-3-1999 At Rent 8801- (Rev)

Registrar of Titles

Presentation No. 779 Date of Registration 12-7-2006

J. J. Lubulellah 030

19 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102206 issued to Pillar Amusement Parks limited under Section 70 Of the RTA Area 0.0205 HA LR 19952/533 Term 99 years from 1-3-1999 At Rent 8801- (Rev)

Registrar of Titles

Presentation No. 780 Date of Registration 12-7-2006

J. J. Lubulellah 030

20 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102207 issued to Pillar Amusement Parks limited under Section 70 Of the RTA Area 0.0190 Ha LR 19952/534 Term 99 years from 1-3-1999

Registrar of Titles

Presentation No. 781 Date of Registration 12-7-2006

J. J. Lubulellah 030

(9) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102196 issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0190 Ha LR 19952/523 Term 99 years from 1-3-1999 A/Rent 820/- (Rev)

Registrar of Titles

Presentation No. 770 Date of Registration 12-7-2006

J. J. Lubulellah 03

IR 87133/7

(10) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102197 issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0205 Ha LR 19952/524 Term 99 years from 1-3-1999 A/Rent 880/- (Rev)

Registrar of Titles

Presentation No. 771 Date of Registration 12-7-2006

J. J. Lubulellah 03

(11) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102198 issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0205 Ha LR 19952/525 Term 99 years from 1-3-1999 A/Rent 880/- (Rev)

Registrar of Titles

Presentation No. 772 Date of Registration 12-7-2006

J. J. Lubulellah 03

(12) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102199 issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0205 Ha LR 19952/526 Term 99 years from 1-3-1999 A/Rent 880/- (Rev)

Registrar of Titles

Presentation No. 773 Date of Registration 12-7-2006

J. J. Lubulellah 03

(13) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102200 issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0205 Ha LR 19952/527 Term 99 years from 1-3-1999 A/Rent 880/- (Rev)

Registrar of Titles

Presentation No. 774 Date of Registration 12-7-2006

J. J. Lubulellah 03

(14) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102201 issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0205 Ha LR 19952/528 Term 99 years from 1-3-1999 A/Rent 880/- (Rev)

Registrar of Titles

Presentation No. 775 Date of Registration 12-7-2006

J. J. Lubulellah

(21) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102208 Issued to Pillar Arm
Parks Limited under Section 70 of the
Area 0.0190 Ha LR 19952/535 Term 99 y
from 1-3-1999 A/Rent 820/- (Rev)

Registration No. 782 Date of Registration 12-7-2006 Registrar of Titles

F. T. Lubulellah

(22) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102209 Issued to Pillar Arm
Parks Limited under Section 70 of the
Area 0.0256 Ha LR 19952/750 Term 99 ye
from 1-3-1999 A/Rent 1,010/- (Rev)

Registration No. 783 Date of Registration 12-7-2006 Registrar of Titles

F. T. Lubulellah

(23) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102210 Issued to Pillar Arm
Parks Limited under Section 70 of the
Area 0.0190 Ha LR 19952/537 Term 99 y
from 1-3-1999 A/Rent 820/- (Rev)

Registration No. 784 Date of Registration 12-7-2006 Registrar of Titles

F. T. Lubulellah

(24) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102211 Issued to Pillar Arm
Parks Limited under Section 70 of the
Area 0.0190 Ha LR 19952/538 Term 99 ye
from 1-3-1999 A/Rent 820/- (Rev)

Registration No. 785 Date of Registration 12-7-2006 Registrar of Titles

F. T. Lubulellah

(25) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102212 Issued to Pillar Arm
Parks Limited under Section 70 of the
Area 0.0205 Ha LR 19952/539 Term 99 year
from 1-3-1999 A/Rent 880/- (Rev)

Registration No. 786 Date of Registration 12-7-2006 Registrar of Titles

F. T. Lubulellah

(26) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102213 Issued to Pillar Arm
Parks Limited under Section 70 of the
Area 0.0196 Ha LR 19952/540 Term 99 year
from 1-3-1999 A/Rent 840/- (Rev)

Registration No. 787 Date of Registration 12-7-2006 Registrar of Titles

F. T. Lubulellah

IR 87133/9

27 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102214 Issued to Piller Amusement Parks Limited under Section 70 of the RTA Area 0.0275 Ha LR 19952/541 Term 99 years from 1-3-1999 A/Rent 1,180/- (Rev)

Registrar of Titles

Presentation No. 788 Date of Registration 12-7-2006

F. P. Lubulellah 039

28 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102215 Issued to Piller Amusement Parks Limited under Section 70 of the RTA Area 0.0274 Ha LR 19952/542 Term 99 years from 1-3-1999 A/Rent 1,035/- (Rev)

Registrar of Titles

Presentation No. 789 Date of Registration 12-7-2006

F. P. Lubulellah 039

29 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102216 Issued to Piller Amusement Parks Limited under Section 70 of the RTA Area 0.0250 Ha LR 19952/543 Term 99 years from 1-3-1999 A/Rent 1,070/- (Rev)

Presentation No. 790 Date of 12-7-2006

F. P. Lubulellah 039

30 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102217 Issued to Piller Amusement Parks Limited under Section 70 of the RTA Area 0.0180 Ha LR 19952/544 Term 99 years from 1-3-1999 A/Rent 770/- (Rev)

Presentation No. 791 Date of 12-7-2006

F. P. Lubulellah 039

31 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102218 Issued to Piller Amusement Parks Limited under Section 70 of the RTA Area 0.0200 Ha LR 19952/545 Term 99 years from 1-3-1999

Presentation No. 792 Date of 12-7-2006

F. P. Lubulellah 039

32 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102219 Issued to Piller Amusement Parks Limited under Section 70 of the RTA Area 0.0175 Ha LR 19952/546 Term 99 years from 1-3-1999 A/Rent 750/- (Rev)

Registrar of Titles

Presentation No. 793 Date of Registration 12-7-2006

(39) THE FOLLOWING INSTRUMENT CERTIFICATE OF TITLE IR 102226 Issued to Pillar IR 87183/
Amusement Parks Limited under Section
70 of the RTA Area 0.0200Ha LR 19952/553
Term 99 years from 1-3-1999
A/Rent 8601- (Rev)
Presentation No. 800 Date 12-7-2006

(40) THE FOLLOWING INSTRUMENT CERTIFICATE OF TITLE IR 102227 Issued to Pillar
Amusement Parks Limited under Section
70 of the RTA Area 0.0205Ha LR 19952/554
Term 99 years from 1-3-1999
A/Rent 8801- (Rev)
Presentation No. 801 Date of R... 12-7-2006

(41) THE FOLLOWING INSTRUMENT CERTIFICATE OF TITLE IR 102228 Issued to Pillar
Amusement Parks Limited under Section
70 of the RTA Area 0.0205Ha LR 19952/555
Term 99 years from 1-3-1999
A/Rent 8601- (Rev)
Presentation No. 802 Date of Regi... 12-7-2006

(42) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AS ... THE TITLE
CERTIFICATE OF TITLE IR 102229 Issued to Pillar
Amusement Parks Limited under Section
70 of the RTA Area 0.0200Ha LR 19952/556
Term 99 years from 1-3-1999
A/Rent 8601- (Rev)
Presentation No. 803 Date of Regis... 12-7-2006

(43) THE FOLLOWING INSTRUMENT ... THE TITLE
CERTIFICATE OF TITLE IR 102230 Issued to Pillar
Amusement Parks Limited under Section
70 of the RTA Area 0.0200Ha LR 19952/557
Term 99 years from 1-3-1999
A/Rent 8601- (Rev)
Presentation No. 804 Date ... 12-7-2006

(44) THE FOLLOWING INSTRUMEN ... THE TITLE
CERTIFICATE OF TITLE IR 102231 Issued to Pillar
Amusement Parks Limited under Section
70 of the RTA Area 0.0205HA LR 19952/558
Term 99 years from 1-3-1999
A/Rent 8801- (Rev)
Presentation No. 805 Date of Rec... 12-7-2006

IR 87133/11

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:

(33) CERTIFICATE OF TITLE IR 102220 Issued to Pillar Amusement Parks Limited under section 70 of the R Area 0.0196 Ha LR 19952/547 Term 99 years from 1-3-1999 A/Rent 840/- (Rev)

Registrar of Titles

Presentation No. 794 Date of Registration 12-7-2006

F. I. Lubulellah 030

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:

(34) CERTIFICATE OF TITLE IR 102221 Issued to Pillar Amusement Parks Limited under Section 70 of the RT Area 0.0200 Ha LR 19952/548 Term 99 years from 1-3-1999 A/Rent 860/- (Rev)

Registrar of Titles

Presentation No. 795 Date of Registration 12-7-2006

F. I. Lubulellah 030

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:

(35) CERTIFICATE OF TITLE IR 102222 Issued to Pillar Amusement Parks Limited under Section 70 of the R Area 0.0200 Ha LR 19952/549 Term 99 years from 1-3-1999 A/Rent 860/- (Rev)

Registrar of Titles

Presentation No. 796 Date of Registration 12-7-2006

F. I. Lubulellah 030

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:

(36) CERTIFICATE OF TITLE IR 102223 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0205 Ha LR 19952/550 Term 99 years from 1-3-1999 A/Rent 880/- (Rev)

Registrar of Titles

Presentation No. 797 Date of Registration 12-7-2006

F. I. Lubulellah 030

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:

(37) CERTIFICATE OF TITLE IR 102224 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0205 HA LR 19952/551 Term 99 years from 1-3-1999 A/Rent 880/- (Rev)

Registrar of Titles

Presentation No. 798 Date of Registration 12-7-2006

F. I. Lubulellah 030

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:

(38) CERTIFICATE OF TITLE IR 102225 Issued to Pillar Amusement Parks Limited under Section of the RTA Area 0.0200 Ha LR 19952/552 Term 99 years from 1-3-1999 A/Rent 860/- (Rev)

Registrar of Titles

Presentation No. 799 Date of Registration 12-7-2006

(45) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:
CERTIFICATE OF TITLE IR 102232 Issued to Pillar Anu
Parks Limited under Section 70 of the
Area 0.0205 Ha LR 19952/559 Term 99 years
from 1-3-1999 A/Rent 880/- (Rev)

Presentation No. 806 Date of Registration 12-7-2006 Registrar of Title

F. I. Lubulellah O

IR 87183/12

(46) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:
CERTIFICATE OF TITLE IR 102233 Issued to Pillar Anuse
Parks Limited under Section 70 of the
Area 0.0200 Ha LR 19952/560 Term 99 years
from 1-3-1999 A/Rent 860/- (Rev)

Presentation No. 807 Date of Registration 12-7-2006 Registrar of Title

F. I. Lubulellah O

(47) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:
CERTIFICATE OF TITLE IR 102234 Issued to Pillar Anuse
Parks Limited under Section 70 of the RTA
Area 0.0200 Ha LR 19952/561 Term 99 years
from 1-3-1999 A/Rent 860/- (Rev)

Presentation No. 808 Date of Registration 12-7-2006 Registrar of Title

F. I. Lubulellah O

(48) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:
CERTIFICATE OF TITLE IR 102235 Issued to Pillar Anuse
Parks Limited under Section 70 of the
Area 0.0205 Ha LR 19952/562 Term 99 y
from 1-3-1999 A/Rent 880/- (Rev)

Presentation No. 809 Date of Registration 12-7-2006 Registrar of Title

F. I. Lubulellah O

(49) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:
CERTIFICATE OF TITLE IR 102236 Issued to Pillar Anu
Parks Limited under Section 70 of the RTA
Area 0.0205 Ha LR 19952/563 Term 99 years
from 1-3-1999 A/Rent 880/- (Rev)

Presentation No. 810 Date of Registration 12-7-2006 Registrar of Title

F. I. Lubulellah O

(50) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:
CERTIFICATE OF TITLE IR 102237 Issued to Pillar Anusen
Parks Limited under Section 70 of the
Area 0.0200 Ha LR 19952/564 Term 99 years
from 1-3-1999 A/Rent 860/- (Rev)

Presentation No. 811 Date of Registration 12-7-2006 Registrar of Title

F. I. Lubulellah O

THE FOLLOWING INSTRUMEN[illegible] AGAIN[illegible]

CERTIFICATE OF TITLE IR 102238 Issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0200Ha LR 19952/565 Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 812 Date of R[illegible] 12-7-2006 Registrar of Titles

THE FOLLOWING INSTRUME[illegible] IS[illegible]RED AGA[illegible]

CERTIFICATE OF TITLE IR 102239 Issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0205Ha LR 19952/566 Term 99 years from 1-3-1999 A/Rent 8801- (Rev)

Presentation No. 813 Date of Reg[illegible] 12-7-2006 Registrar of Titles

THE FOLLOWING INSTRUME[illegible] IS[illegible]RED A[illegible]

CERTIFICATE OF TITLE IR 102240 Issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0205Ha LR 19952/567 Term 99 years from 1-3-1999 A/Rent 8801- (Rev)

Presentation No. 814 Date of [illegible] 12-7-2006 Registrar of Titles

THE FOLLOWING INSTRU[illegible]

CERTIFICATE OF TITLE IR 102241 Issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0200Ha LR 19952/568 Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 815 Date [illegible] 12-7-2006 [illegible] Titles

THE FOLLOWING INS[illegible]

CERTIFICATE OF TITLE IR 102242 Issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0200Ha LR 19952/569 Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 816 Date of R[illegible] 12-7-2006 Registrar of Titles

THE FOLLOWING INSTRUMEN[illegible] ISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102243 Issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0205Ha LR 19952/570 Term 99 years from 1-3-1999 A/Rent 8801- (Rev)

Presentation No. 817 Date of Registration 12-7-2006 Registrar of Titles

THE FOLLOWING INS

CERTIFICATE OF TITLE IR 102358 Issued to Pillar

(63) Amusement Parks Limited under Section 70

Of the RTA Area 0.0200Ha LR 1995/577

Term 99 years from 1-3-1999

A/Rent 860/- (Rev)

IR 87183/14

Presentation No. 854 Date of Reg 13-7-2006 Registrar of Titles

THE FOLLOWING INSTRUME IS 030

CERTIFICATE OF TITLE IR 102359 Issued to Pillar

(64) Amusement Parks Limited under Section 70

Of the RTA area 0.0205Ha LR 1995/578

Term 99 years from 1-3-1999

A/Rent 880/- (Rev)

Presentation No. 855 Date of Registration 13-7-2006 Registrar of Titles

THE FOLLOWING INSTRUMEN IS RED A Y. Lubulellah 030

(65) CERTIFICATE OF TITLE IR 102360 Issued to Pillar

Amusement Parks Limited under Section 70

Of the RTA Area 0.0205Ha LR 1995/579

Term 99 years from 1-3-1999

A/Rent 880/- (Rev)

Presentation No. 856 Date of Registration 13-7-2006 Registrar of Titles

Y. Lubulellah 030

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED

(66) CERTIFICATE OF TITLE IR 102361 Issued to Pillar

Amusement Parks Limited under Section 70

Of the RTA Area 0.0200Ha LR 1995/580

Term 99 years from 1-3-1999

A/Rent 860/- (Rev)

(67) Presentation No. 857 Date of Registration 13-7-2006 Registrar of Titles

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED A Y. Lubulellah 030

CERTIFICATE OF TITLE IR 102362 Issued to Pillar

Amusement Parks Limited under Section

70 of the RTA Area 0.0200Ha LR 1995/581

Term 99 years from 1-3-1999

Presentation No. 858 Date of Registration 13-7-2006 Registrar of Titles

(68) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE Y. Lubulellah 030

CERTIFICATE OF TITLE IR 102363 Issued to Pillar

Amusement Parks Limited under Section 70

Of the RTA Area 0.0205Ha LR 1995/582

Term 99 years from 1-3-1999

Presentation No. 859 Date of Registration 13-7-2006 Registrar of Titles

Y. Lubulellah 030

(57) THE FOLLOWING INSTRUMENT [illegible] BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102244 Issued to Pillar Amusement Parks Limited under Section 70 of the R
Area 0.0205 Ha LR 19952/571 Term 99 years
from 1-3-1999 A/Rent 880/- (Rev)
Registrar of Titles
Presentation No. 818 Date of Registration 12-7-2006
F. P. Lubulellak 03

(58) THE FOLLOWING INSTRUMENT [illegible] BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102245 Issued to Pillar Amusem
Parks Limited under Section 70 of the R
Area 0.0250 Ha LR 19952/572 Term 99 year
from 1-3-1999 A/Rent 1,070/- (Rev)
Registrar of Titles
Presentation No. 819 Date of Registration 12-7-2006
F. P. Lubulellak 03

(59) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102246 Issued to Pillar
Amusement Parks Limited under section
70 of the RTA Area 0.0170 Ha LR 19952/573
Term 99 years from 1-3-1999
A/Rent 730/- (Rev)
Registrar of Titles
Presentation No. 820 Date of Registration 12-7-2006
F. P. Lubulellak 03

(60) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102247 Issued to Pillar
Amusement Parks Limited under Section
70 of the RTA Area 0.0205 Ha LR 19952/574
Term 99 years from 1-3-1999
A/Rent 880/- (Rev)
Registrar of Titles
Presentation No. 821 Date of Registration 12-7-2006

(61) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102248 Issued to Pillar
Amusement Parks Limited under
Section 70 of the RTA Area 0.0205 Ha
LR 19952/575 Term 99 years
from 1-3-1999 A/Rent 820/- (Rev)
Registrar of Titles
Presentation No. 822 Date of Registration 12-7-2006
F. P. Lubulellak 03

(62) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE
CERTIFICATE OF TITLE IR 102249 Issued to Pillar
Amusement Parks Limited under Secti
70 of the RTA Area 0.0191 Ha LR 19952/576
Term 99 years from 1-3-1999
A/Rent 820/- (Rev)
Registrar of Titles
Presentation No. 823 Date of Registration 12-7-2006
F. P. Lubulellak 03

12 87132/15

(69) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE 1R 102364 Issued to Pilla
Amusement Park Limited under
70 of the RTA area 0.0195 Ha LR 1995z/58
Term 99 years from 1-3-1999
At Rent 835/- (Rev)

Presentation No. 860 Date of Registration 13-7-2006 Register of Titles

(70) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE 1R 102365 Issued to Pillar
Amusement Parks Limited Under Sect
of the RTA area 0.0190 Ha LR 1995z/584
Term 99 years from 1-3-1999
At Rent 815/-

Presentation No. 861 Date of Registration 13-7-2006 Register of Titles

(71) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE 1R 102366 Issued to Pillar
Amusement Parks Limited under Secti
of the RTA area 0.0190 Ha LR 1995z/58
Term 99 years from 1-3-1999
At Rent 815/- (Rev)

Presentation No. 862 Date of Registration 13-7-2006 Register of Titles

(72) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE 1R 102367 Issued to Pilla
Amusement Parks Limited Under Sec
70 of the RTA area 0.0195 Ha LR 1995z/5
Term 99 years from 1-3-1999
At Rent 835/- (Rev)

Presentation No. 863 Date of Registration 13-7-200 Register of Titles

(73) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE 1R 102368 Issued to Pilla
Amusement Parks Limited Under Sec
70 of the RTA area 0.0205 Ha LR 1995z
Term 99 years from 1-3-1999
At Rent 880/- (Rev)

Presentation No. 864 Date of Registration 13-7-2006 Register of Titles

(74) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE 1R 102369 Issued to Pil
Amusement Parks Limited Under Se
70 of the RTA area 0.0200 Ha LR 1995z
Term 99 years from 1-3-1999
At Rent 860/- (Rev)

Presentation No. 865 Date of Registration 13-7-2006 Register of Titles

THE FOLLOWING INS...

CERTIFICATE OF TITLE IR 102370 issued to Pillar Amusement Parks Limited under section 70 of the RTA area 0.0200Ha LR 19952/589 Term 99 years from 1-3-1999 A/Rent 860/- (Rev)

Presentation No. 866 Date of ... 13-7-2006

IR 87133/17

P. T. Lubulellah 030

THE FOLLOWING INSTR...

CERTIFICATE OF TITLE IR 102371 issued to Pillar Amusement Parks Limited under section 70 of the RTA area 0.0196Ha LR 19952/590 Term 99 years from 1-3-1999 A/Rent 840/- (Rev)

Presentation No. 867 Date of Regi... 13-7-2006

P. T. Lubulellah 030

THE FOLLOWING INS...

CERTIFICATE OF TITLE IR 102372 issued to Pillar Amusement Parks Limited under section 70 of the RTA area 0.0175Ha LR 19952/591 Term 99 years from 1-3-1999 A/Rent 750/- (Rev)

Presentation No. 868 Date of Regis... 13-7-2006

P. T. Lubulellah 030

THE FOLLOWING INSTRUMEN...

CERTIFICATE OF TITLE IR 102373 issued to Pillar Amusement Parks Limited under section 70 of the RTA area 0.0200Ha LR 19952/592 Term 99 years from 1-3-1999 A/Rent 860/- (Rev)

Presentation No. 869 Date of ... 13-7-2006

P. T. Lubulellah 030

THE FOLLOWING INSTRUME...

CERTIFICATE OF TITLE IR 102374 issued to Pillar Amusement Parks Limited under section 70 of the RTA area 0.0200Ha LR 19952/593 Term 99 years from 1-3-1999 A/Rent 860/- (Rev)

Presentation No. 870 Date of Reg... 13-7-2006

P. T. Lubulellah 030

THE FOLLOWING INSTR...

CERTIFICATE OF TITLE IR 102375 issued to Pillar Amusement Parks Limited under section 70 of the RTA area 0.0250Ha LR 19952/594 Term 99 years from 1-3-1999 A/Rent 1070/- (Rev)

Presentation No. 871 Date of Regis... 13-7-2006

P. ...llah 030

IR 87183/18

(81) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102376 Issued to Pillars Amusement Parks Limited under Section 70 of the RTA area 0.0180 Ha LR 19[illegible] Term 99 years from 1-3-1999 A/Rent 7701- (Rev)

Presentation No. 872 Date of Registration 13-7-2006

Registrar of Titles

F. T. Lubulellah [illegible]

(82) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102377 Issued to Pillars Amusement Parks Limited under S[illegible] 70 of the RTA area 0.0200 Ha LR 19952/[illegible] Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 873 Date of Registration 13-7-2006

Registrar of Titles

F. T. Lubulellah [illegible]

(83) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102378 Issued to Pillars Amusement Parks Limited under S[illegible] 70 of the RTA area 0.0200 Ha LR 19952/[illegible] Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 874 Date of Registration 13-7-2006

Registrar of Titles

F. T. Lubulellah [illegible]

(84) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102379 Issued to Pillars Amusement Parks Limited under Section 70 of the RTA area 0.0200 Ha LR 199[illegible] Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 875 Date of Registration 13-7-2006

Registrar of Titles

F. T. Lubulellah [illegible]

(85) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102380 Issued to Pillars Amusement Parks Limited under S[illegible] 70 of the RTA area 0.0200 Ha LR 19952/[illegible] Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 876 Date of Registration 13-7-2006

Registrar of Titles

F. T. Lubulellah [illegible]

(86) THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102381 Issued to Pillars Amusement Parks Limited under Section 70 of the RTA area 0.0200 Ha LR 19952/[illegible] Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 877 Date of Registration 13-7-2006

Registrar of Titles

F. T. Lubulellah

RE 8/10/19

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST

CERTIFICATE OF TITLE IR 102382 issued to Pillar Amusement Parks Limited under Section 70 of the RTA area 0.0200 Ha LR 19952/215
Term 99 years from 1-3-1999
A/Rent 860/- (Rev)

Presentation No. 878 Date of Registration 13-7-2006 Registrar of Titles

THE FOLLOWING INSTRUMENT IS

CERTIFICATE OF TITLE IR 102383 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA area 0.0289 Ha LR 19952/216
Term 99 years from 1-3-1999
A/Rent 1,240/- (Rev)

Presentation No. 879 Date of Registration 13-7-2006 Registrar of Titles

THE FOLLOWING INSTRUMENT IS

CERTIFICATE OF TITLE IR 102384 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA area 0.0298 Ha LR 19952/217
Term 99 years from 1-3-1999
A/Rent 1,275/- (Rev)

Presentation No. 880 Date of Registration 13-7-2006 Registrar of Titles

THE FOLLOWING INSTRUMENT IS

CERTIFICATE OF TITLE IR 102385 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA area 0.0277 Ha LR 19952/218
Term 99 years from 1-3-1999
A/Rent 1,190/- (Rev)

Presentation No. 881 Date of Registration 13-7-2006 Registrar of Titles

THE FOLLOWING INSTRUMENT IS

CERTIFICATE OF TITLE IR 102386 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA area 0.0330 Ha LR 19952/219
Term 99 years from 1-3-1999
A/Rent 1,415/- (Rev)

Presentation No. 882 Date of Registration 13-7-2006 Registrar of Titles

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AS THE TITLE

CERTIFICATE OF TITLE IR 102387 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA area 0.0231 Ha LR 19952/220
Term 99 years from 1-3-1999
A/Rent 1,075/- (Rev)

Presentation No. 883 Date of Registration 13-7-2006 Registrar of Titles

93 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102388 Issued to Pillars Amusement Parks Limited under Sec 70 of the RTA area 0.0192 Ha LR 1995/2 Term 99 years from 1-3-1999 A/Rent 825/- (Rev)

Presentation No. 884 Date of Registration 13-7-2006

Registrar of Titles

94 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102389 Issued to Pillars Amusement Parks Limited under Section 70 of the RTA area 0.0192 Ha LR 1995/2 Term 99 years from 1-3-1999 A/Rent 825/- (Rev)

Presentation No. 885 Date of Registration 13-7-2006

Registrar of Titles

95 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102390 Issued to Pillars Amusement Parks Limited under Sec 70 of the RTA area 0.0192 Ha LR 1995/2 Term 99 years from 1-3-1999 A/Rent 825/- (Rev)

Presentation No. 886 Date of Registration 13-7-2006

Registrar of Titles

96 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102391 Issued to Pillars Amusement Parks Limited under Sec 70 of the RTA area 0.0192 Ha LR 1995/2 Term 99 years from 1-3-1999 A/Rent 825/- (Rev)

Presentation No. 887 Date of Registration 13-7-2006

Registrar of Titles

97 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102392 Issued to Pillars Amusement Parks Limited under Sec 70 of the RTA area 0.0192 Ha LR 1995/2 Term 99 years from 1-3-1999 A/Rent 825/- (Rev)

Presentation No. 888 Date of Registration 13-7-2006

Registrar of Titles

98 THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE.

CERTIFICATE OF TITLE IR 102393 Issued to Pillars Amusement Parks Limited under Sec 70 of the RTA area 0.0192 Ha LR 1995/2 Term 99 years from 1-3-1999 A/Rent 825/- (Rev)

Presentation No. 889 Date of Registration 13-7-2006

Registrar of Titles

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102394 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA area 0.0364 Ha LR 19952/746 Term 99 years from 1-3-1999 A/Rent

Presentation No. 890 Date of Registration 13-7-2006

Registrar of Titles

P. T. Lubulellah 030

IR 87133/21

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102395 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA area 0.0200Ha LR 19952/747 Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 891 Date of Registration 13-7-2006

Registrar of Titles

P. T. Lubulellah 030

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102396 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA area 0.0200Ha LR 19952/748 Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 892 Date of Registration 13-7-2006

Registrar of Titles

P. T. Lubulellah 030

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 102397 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA area 0.0200Ha LR 19952/749 Term 99 years from 1-3-1999 A/Rent 8601- (Rev)

Presentation No. 893 Date of Registration 13-7-2006

Registrar of Titles

P. T. Lubulellah 030

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

CERTIFICATE OF TITLE IR 103388 Issued to Pillar Amusement Parks Limited under Section 70 of the RTA Area 0.0192Ha LR 19952/227 Term 99 yrs Tm 1-3-1999 A/Rent KSh 825+ (Rev)

Presentation No. 652 Date of Registration 8-11-2006

Registrar of Titles

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Presentation No. _____ Date of Registration _____

Registrar of Titles

THE FOLLOWING INSTRUMENT ... IS ... RED AGAINST THE TITLE

(834) CERTIFICATE OF TITLE IR 132789 issued to Pillar Amusement Parks limited under Sec 70 of the RTA Area 0.0200Ha LR 19952/54 Term 99yrs Na 1-3-1999 A/Ret Kgs 860F

Presentation No. 1501 Date of Registration 20-6-2008 Registrar of Title

J. W. Kamuyu

IR 87133/22

THE FOLLOWING INSTRUMENT ... IS ... RED AGAINST THE TITLE

(835) CERTIFICATE OF TITLE IR 132790 issued to Pillar Amusement Parks limited under Sec 70 of the RTA Area 0.0200Ha LR 199... Term 99yrs Na 1-3-1999 A/Ret Kgs 860F Rev

Presentation No. 1502 Date of Registration 20-6-2008 Registrar of Title

J. W. Kamuyu

THE FOLLOWING INSTRUMENT ... IS ... D AGAINST THE TITLE

(836) CERTIFICATE OF TITLE IR 132791 issued to Pillar Amusement Parks limited under Sec 70 of the RTA Area 0.0299Ha LR 19952/1... Term 99yrs Na 1-3-1999 A/Ret Kgs 1290F Rev

Presentation No. 1503 Date of Registration 20-6-2008 Registrar of Title

J. W. Kamuyu

(837) THE FOLLOWING INSTRUMENT ... IS ... THE TITLE

CERTIFICATE OF TITE IR 132792 issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0301Ha LR 19952/3... Term 99yrs Na 1-3-1999 A/Ret Kgs 1290F Rev

Presentation No. 1504 Date of Registration 20-6-2008 Registrar of Title

J. W. Kamuyu

THE FOLLOWING INSTRUMENT ... IS ... RED AGAINST THE TITLE

(838) CERTIFICATE OF TITLE IR 132793 issued to Pillar Amusement Parks limited under Sec 70 of the RTA Area 0.0200Ha LR 19952/... Term 99yrs Na 1-3-1999 A/Ret Kgs 860F Rev

Presentation No. 1505 Date of Registration 20-6-2008 Registrar of Title

J. W. Kamuyu

THE FOLLOWING INSTRUMENT ... REGISTERED AGAINST THE TITLE

(839) CERTIFICATE OF TITLE IR 132794 issued to Pillar Amusement Parks limited under Section 70 of the RTA Area 0.0200Ha LR 19952/635 Term 99yrs Na 1-3-1999 A/Ret Kgs 860F (Rev)

Presentation No. 1506 Date of Registration 20-6-2008 Registrar of

J. W. Kamuyu

IR 87133/23

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:

CERTIFICATE OF TITLE IR 132795 issued to Piller Amusement Parks limited under Section 70 of the RTA Area 0.0200Ha LR 19952/636 Term 99yrs Dt 1-3-1999 A/Rd 1C8LS 860K (Rev)

Registrar of Titles

Presentation No. 1507 Date of Registration 20-6-2008 J. W. Kamuyu *213

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:

Transfer to The City Council of Nairobi
0.1061Ha. LR 19952/3
Term 99 years from 1-3-1999
Vide CT IR 153626

Presentation No. 451 Date of Registration 19-5-2014

Registrar
B. F. Atieno *208

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:

Transfer to The City of Nairobi
0.3350Ha. LR 19952/4
Term 99 years from 1-3-1999
Vide CT IR 153627

Presentation No. 452 Date of Registration 19-5-2014

Registrar
B. F. Atieno *208

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE:

Transfer to The City of Nairobi
0.800 Ha. LR 19952/5
Term 99 years from 1-3-1999
Vide CT IR 153628

Presentation No. 453 Date of Registration 19-5-2014

Registrar
B. F. Atieno *208

THE FOLLOWING INSTRUMENT HAS BEEN REGISTERED AGAINST THE TITLE

Presentation No.

Registrar

12th October 2020

C. J. Maroa *350

12 87133/24

Annexure 63	-	List of Degazettements and Excisions in Ngong Road Forest
Annexure 64 Treasury	-	Grant IR 70244 to the Permanent Secretary,
Annexure 65 Treasury	-	Grant IR 81938 to the Permanent Secretary,
Annexure 66 investments	-	Langata Area affected Estates and
Annexure 67	-	Letter to the Attorney General on Confirmation of Legal Notice No. 44 and Gazette Notice No. 164
Annexure 67(a)	-	Letter from the Attorney General confirming The Legal Notice No. 44 and Gazette Notice No. 164
Annexure 68 petition	-	June 30, 2020 Hansard on commitment of the

ANNEXTURE 63

Table 1: Summary Degazettements and Excisions in Ngong Road Forest

S/No.	*Legal Notices of Degazettements*	*Estimated Excisions Area (Ha.)*	*Estimated Forest Reserve Area (Ha.) - Balance*	*Beneficiary*
1	P. No. 44/1932	-	2,929.60	
2	P.No. 14 of 1933	1.62	2,927.98	B.E.A Broadcasting Co.
3	P.No. 22 of 1934	23.07	2,904.91	National Park
4	P.No. 46 of 1946	1,161.47	1,743.44	National Park
5	P.No. 70 of 1949	84.18	1,659.26	Duke of York School (Lenana School)
6	P.No. 1 of 1951	31.97	1,627.29	Extelcoms
7	P.No. 15 of 1951	1.62	1,625.67	St. Francis ACK Church, Grassland North of L.R.No. 2259/R
8	P.No. 15 of 1951	4.05	1,621.62	Recommendation No. 20-Grasslsnd North of L.R.No. 2259/3
9	P.No. 15 of 1951	58.68	1,562.94	Duke of York School (Lenana School)
10	P.No. 21 of 1955	50.18	1,512.76	Lang'ata Cemetery
11	P.No. 497 of 1957	5.26	1,507.50	KMD
12	P.No. 159 of 1958	1.01	1,506.49	PCEA Church
13	L. No. 46 of 1965	4.48	1,502.01	Nairobi War Cemetery
14	L. No. 18 of 1966	26.31	1,475.70	Kenya Science Teachers College
15	L. No. 35 of 1966	9.44	1,466.26	KMD
16	L. No. 31 of 1966	0.37	1,465.89	EAPL Sub Station
17	L. No. 261 of 1966	0.77	1,465.12	Duke of York School (Lenana School)
18	L. No. 240 of 1969	17.60	1,447.52	City Council Depot
19	L. No. 208 of 1971	118.40	1,329.12	Jamhuri Park (ASK Showground)
20	L. No. 3 of 1978	3.74	1,325.38	**Records not Available**
21	L. No. 51 of 1978	0.37	1,325.01	Kenya Power Sub Station

ANNEXTURE 64

12 70.44/1F

ANNEX 4.2.1

250

1 062
CENTRAL REGISTRY
21 AUG 1996
15.18 HRS

REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(CHAPTER 281)

GRANT NUMBER I.R. 70244

SDF1
9/21/8

IR: 70244

F.R.E.E.H.O.L.D

KNOW ALL MEN BY THESE PRESENTS THAT THE PRESIDENT OF THE REPUBLIC OF KENYA on behalf of the Government of Kenya hereby GRANTS unto PERMANENT SECRETARY to Treasury (incorporated) a body corporate duly registered under the Provisions of Chapter 101 of the Laws of Kenya as a trustee of Permanent Secretary Minsitry of Environment and Natural Resources of NAIROBI (Post Office Box Number 30007) (hereinafter called 'the Grantee') ALL THAT piece of land situate in the City of Nairobi in the Nairobi Area of the Republic of Kenya containing by measurement nine eight eight decimal eight two (988.82) hectares or thereabouts that is to say Land Reference Number 4422 which said piece of land with dimensions abuttals and boundaries thereof is delineated and edged red on the Plan Number 207782 deposited in the survey Records Officer in Nairobi TO HOLD the same in fee simple SUBJECT to (a) the Government lands Act (Chapter 280) (b) the following special conditions namely:-

The land shall be used for Forest Purposes Only.

IN WITNESS WHEREOF I, WILSON GACANJA)
The Commissioner of Lands have by order)
of the President hereunto set my hand)
this 21st day of AUGUST)
one thousand nine hundred and ninety six)
in the presence of:-)
)
)
)
)
)
)

REGISTRAR OF TITLES

70244/1
21ST AUGUST 96
11 AUG 15.18 HRS

ANNEXTURE B

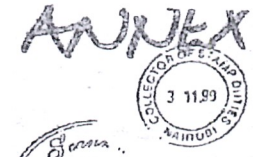
ANNEX 13(C)

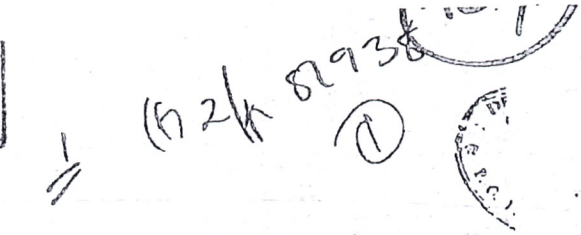
COLLECTOR OF STAMP DUTIES NAIROBI 3 11.99

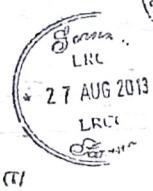
0001

LRC 27 AUG 2013 LRC

(T)







REPUBLIC OF KENYA

THE REGISTRATION OF TITLES ACT
(*Chapter* 281)

DEPARTMENT OF LANDS 226 CENTRAL REGISTRY -4 NOV 1999 16:30hrs P.O. Box 30089, NAIROBI



GRANT: NUMBER I.R. 81938

ANNUAL RENT: Peppercorn xxx(PENSABLE)x (if demanded

TERM: Ninety-nine (99) Years from 1.6.1997

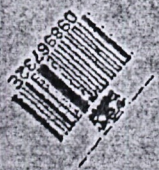
KNOW ALL MEN BY THESE PRESENTS that THE PRESIDENT OF THE REPUBLIC OF KENYA hereby Grants Unto THE PERMANENT SECRETARY TO THE TREASURY OF KENYA a body corporate duly incorporated under the provisions of The Permanent Secretary to the Treasury (Incorporation) Act Chapter 101 of the Laws of Kenya and whose address is Nairobi Post Office Box Number 30007

(hereinafter called "the Grantee ") All that piece of land situate in the City of nairobi in the Nairobi area District containing by measurement Five three eight decimal two (538.2)

hectares/acres or thereabouts that is to say L.R. No. 24582
which said piece of land with the dimensions abuttals and boundaries thereof is delineated on the plan annexed hereto and more particularly on Land Survey Plan Number 225075 deposited in the Survey Records Office at Nairobi

TO HOLD IN TRUST for the Permanent Secretary in charge of National Resources for the term of Ninety-nine (99) years from the First (1st) day of June One thousand nine hundred and ninety seven SUBJECT to (*a*) the payment in advance on the first day of January in each year of the annual rent of Peppercorn (if demanded)
(*b*) the provisions of the Government Lands Act (Chapter 280) and (*c*) the following Special Conditions (namely):—

[P.T.O.



ANNEXTURE 66

Annex 66 : Langata Area Affected Estates and Investments/ Properties

S/No.	Estate	Legal Notice of Excision	Total Area	No. of Units/ Plots	Details	Estimated Total Value (KSh.) in Millions
1	Sunvalley I	Notice 44 of 23rd March. 1998	6.19 Hac	162	143 developed plots and 19 undeveloped plots	4,518.00
2	Sunvalley II	Notice 44 of 23rd March. 1998	7.14 Hac	164	118 developed plots and 46 undeveloped plots	4,092.00
3	Sunvalley III	Notice 44 of 23rd March. 1998	13.68 Hac	96	1 school, 13 developed plots and un developed 82 plots	1,439.00
4	Royal Park	Notice 44 of 23rd March. 1998	26.65 Hac	705	460 maisonettes, 15 apartments and 230 undeveloped plots	17,760.00
5	KMA Estate		3.96 Hac	115	112 developed, I Nursery school, 1 Convenient store, 1 Reservoir Tank and Cabro works	3,558.00
6	Forest Edge /View			60	42 maisonettes, 3 Apartment blocks and 15 undeveloped plots	1,605.00
7	Shalom Estate			24	3 blocks of 8 Houses	480.00
8	Langata Gardens			128	8 Blocks of 16 4B/R Houses estimated value Kshs 17 million	2,560.00

S/No.	Estate	Legal Notice of Excision	Total Area	No. of Units/ Plots	Details	Estimated Total Value (KSh.) in Millions
9	St. Mary's Hospital			Over 60 Building structures	St. Mary's Mission Hospital is a faith based level 4 mission hospital offering Outpatient Services, Inpatient Services, Surgical Services and Specialized Clinics. The Daily average of Outpatients of 850 patients and approx. 150 in patients. The Hospital has modern medical Equipment. the Hospital Compound also houses the Assumption Sisters of Nairobi Convent and Residential Houses for Medics	2,500.00
10	Police Dog Unit					
11	Langata Women Prisons					
12	Langata Place			20	1 Block of 20 2B/R Houses	400.00
13	Langata View Apartments			48	4 Blocks of 12 4B/R Houses	960.00
14	St. Mary's Apartments Langata			32	4 Blocks of 8 2B/R Houses	640.00
15	Langata Otiende Flats			6	1 Block of 6 2B/R Houses	120.00
16	Queens Mall					800.00

S/No.	Estate	Legal Notice of Excision	Total Area	No. of Units/ Plots	Details	Estimated Tota Value (KSh.) in Millions
17	Sisters of Adoration of Blessed Sacrament (SABS)	L/N. 23759 House plan DV85/EF971	2.0 Hac.		Houses the Missionary Congregation of the SABS, Formation Centre for SABS Noviciates, Church, and Social Work Centre that offers training in Dress making, Tailoring, Computer Studies, HIV/AIDS Counselling and Capacity Building with support from USAID. The Missionary Congregation also ministers to the Langata Women Prison. The Kenya Pipeline Corporation Wayleave also runs through the compound.	1,600.00
	Total					43,032.00

ANNEXTURE 67

REPUBLIC OF KENYA

Telegraphic Address
"Bunge", Nairobi
Telephone 2221291/2848000
Fax: 2243694
E-mail: clerk@parliament.go.ke
When replying please quote

NATIONAL ASSEMBLY

CLERK'S CHAMBERS
National Assembly
Parliament Buildings
P.O. Box 41842-00100
NAIROBI, Kenya

Ref: NA/DCS/ENR/2020 (056)

13th August, 2020

Justice (Rtd.) Paul Kihara Kariuki, EGH
Attorney General
State Law Office & Department of Justice
P. O. Box 40112 – 00100
Sheria House
NAIROBI

Dear Justice Kihara

RE: REQUEST FOR INFORMATION BY THE DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES

The Departmental Committee on Environment and Natural Resources is established pursuant Standing Order 216 of the National Assembly and mandated inter alia, to investigate and inquire into all matters relating to the assigned Ministries and departments as they may deem necessary, and as may be referred to them by the House.

The Committee is in the process investigating matters relating to a Petition on alleged repossession of land in Langata Constituency by Hon Nixon Korir, MP (copy attached).

The Committee has held discussions with the Cabinet Secretary, Ministry of Environment and Forestry as well as the petitioners on the said Petition. The Committee has received by way of written submissions on the said Petition, the following notices:-

1. Legal Notice no. 164 dated 2nd January, 1998 by Hon. Henry Kosgei, the then Minister for Environment and Natural Resources, expressing the Government's intention to alter the boundaries of Ngong Forest to exclude an area measuring 53.68 hectares.

2. Legal Notice no. 44 under Kenya Gazette Supplement no 16 of 3rd April, 1998 by Hon. Francis Lotodo, the then Minister for Natural Resources, in exercise of powers under Section 4 of the Forest Act, Cap 385, altering the Boundaries of Ngong Forest Reserve by excising a portion of 53.68 hectares.

The Committee during its Sitting of Tuesday, 11th August, 2020 resolved to request your office to confirm whether the aforementioned Legal Notices were published in Kenya Gazette by the Government Printer (copies attached).

The purpose of this letter therefore, is to request your office to confirm the publication of aforementioned Legal Notices and submit the response on or before **Friday, 21st August, 2020**, to enable the Committee to conclude its Report to the House.

Our liaison officer on this matter is **Ms. Esther Nginyo** who may be contacted on **Tel. No. 0722-262228** or **Email address: nginyoesther@gmail.com**.

Yours

JEREMIAH W. NDOMBI
For: CLERK OF THE NATIONAL ASSEMBLY

Copy to:- Mr. Kennedy Ogeto
Solicitor General
State Law Office & Department of Justice,
P.O. Box 40112 – 00100
Sheria House
NAIROBI

Encls.

ANNEXTURE 67(A)

(CD/Coms
Please deal.
20/08/20

THE NATIONAL ASSEMBLY
RECEIVED
21 AUG 2020
DIRECTOR COMMITTEE SERVICES
Time: 12:43 Signed:

REPUBLIC OF KENYA

OFFICE OF THE ATTORNEY-GENERAL
&
DEPARTMENT OF JUSTICE

AG/LDD/149/2/1

19th August, 2020

The Clerk of the National Assembly,
Parliament Buildings,
NAIROBI

RE: REQUEST FOR INFORMATION BY THE DEPARTMENTAL COMMITTEE ON ENVIRONMENT AND NATURAL RESOURCES

Your letter Ref. No. NA/DCS/ENR/2020(056) dated 13th August 202 refers.

The legal notices numbers 164 of 2nd January 1998 and 16 of 3rd April 1998 produced to the committee as stated in your letter are the proof of publication thereof.

We do not consider that there is any other confirmation required.

(2 ESTHER.
Please deal
FMT
21/8/20

E. M. NG'ANG'A
Chief State Counsel
For: ATTORNEY-GENERAL

Encl.

Copy to: Hon. P. Kihara Kariuki
Attorney General

Mr. Kennedy Ogeto CBS
Solicitor General

RECEIVED
20 AUG 2020

ANNEXTURE 68

which we tabled in this House is very clear on the same. The CS did not go there. We only saw him resurface in Ngong the other day.

It is extremely unfortunate that whatever is happening in Ngong may happen elsewhere. We have gazetted forests and seven water towers in the entire country. We want to call upon the CS to inform the country on all the areas he thinks Kenyans have encroached into. I come from the slopes of Mount Kenya, in particular Chogoria, and I do not know if I live in a gazetted forest. It is extremely unfortunate when a CS wakes up one morning, with all the arrogance you can talk about, and pronounces himself on these issues without following the law. It is incumbent upon this House to use the power bestowed on us when it comes to de-gazettement of forests. We have several petitions from Mount Elgon seeking to de-gazette areas which have already been inhabited. This House is still seized of the matter. I want to urge Members of this House to be patient so that we can establish the truth.

Ngong Forest was established in 1932. We want to walk that journey from 1932 to date. I will table a Report in this House walking Kenyans through the entire journey. In case the process was not followed in terms of de-gazettment; for example, did this House sanction the de-gazettment of the forest or not? If it did not, who is going to be held liable? I request Hon. Members to be patient.

The Departmental Committee on Environment and Natural Resources is seized of this particular matter and we are going to prosecute it meticulously. At the same time, I am in touch with the Cabinet Secretary for Tourism and Wildlife. We have requested him not to release wild animals. Wildlife is not under the mandate of Mr. Keriako Tobiko.

(Loud consultations)

Hon. Speaker: Hon. Kareke Mbiuki has used the most appropriate word. I know many of you are in the habit of summoning and directing. It is never done like that like in the village. He is using the correct terminology.

Hon. Kareke Mbiuki (Maara, JP): Hon. Speaker, once a Minister, always a Minister. I know how to engage the Cabinet Secretary so that we can get the desired result. We have engaged the Cabinet Secretary for Tourism and Wildlife and requested him to ensure that animals are kept where they are supposed to be and not to be near innocent Kenyans. I want to assure this House that no house will be demolished by Mr. Keriako Tobiko until this House pronounces itself on this matter once and for all. It is not only about Ngong Forest, but also all the gazetted forests in the country.

(Applause)

However, we want to handle this matter holistically. Today it is Ngong. Tomorrow it will be Mt. Kenya and next day, it will be Mt. Elgon and the rest of the country will follow suit.

Hon. Speaker: You will deal with the petition. Hon. Korir, your Petition is directed to the Departmental Committee on Environment or is it the Departmental Committee on Lands? Please, give him the microphone.

Hon. Nixon Korir (Langata, JP): Hon. Speaker, I think this one will fall in both Committees. The issue of the title is under the Departmental Committee on Lands and the issue of environment, which the CS is arguing on, is under the Departmental Committee on Environment and Natural Resources. I think it could fall in both Committees.

Disclaimer: *The electronic version of the Official Hansard Report is for information purposes only. A certified version of this Report can be obtained from the Hansard Editor.*

Hon. Speaker: Are we going to have a joint sitting of the two Committees?

Hon. Nixon Korir (Langata, JP): If you instruct so, then it is possible.

Hon. Speaker: To which Committee have you directed your petition?

Hon. Nixon Korir (Langata, JP): I said to the relevant Committees.

Hon. Speaker: What do you mean? You cannot just walk in from the streets...

Hon. Nixon Korir (Langata, JP): This is because it is the CS for Environment and Natural Resources who brought this issue, then it can be handled by the Departmental Committee on Environment and Natural Resources.

Hon. Speaker: Very well. Then let the Petition go to the Departmental Committee on Environment and Natural Resources.

Hon Members, still, I know there are several others. However, the comments are timed out, I told you from the word go. If the Member who is engaging the Leader of the Majority Party could take a seat briefly. I have this short Communication to make as I had indicated earlier. This is to restate COVID-19 guidelines in Parliament.

COMMUNICATION FROM THE CHAIR

RESTATING THE COVID-19 GUIDELINES IN PARLIAMENT

Hon. Speaker: Hon. Members, you are aware, the World Health Organization (WHO) declared COVID-19 as a global pandemic in March 2020. The country, and indeed, the whole world has been collectively managing the pandemic over this time. We as Parliament have also taken steps to ensure the safety of the parliamentary fraternity. It is on this basis, and following media reports of alleged cases of COVID-19 within Parliament that I would wish to give the following information.

Hon. Members, following the declaration of the coronavirus as a global pandemic, we took several measures to help in combating the spread of the virus in Parliament specifically, and in the country in general. Some of these measures include limitation of the number of Members accessing the Chamber at any one time, the designation of holding-areas for Members, the adoption of virtual sittings for Committees where applicable as well as working-from-home measures for Members of staff. We have also held several voluntary testing sessions within Parliament including in April and the one that is currently ongoing here in Parliament being undertaken by the Ministry of Health.

Hon. Members, as you are also aware, we have also placed sanitizers throughout the buildings, installed hand washing stations and enforcement of wearing of face masks to conform to the public health guidelines. Additionally, fumigation, disinfection and sanitization exercises have continually been carried out in conjunction with the Ministry of Health, the latest having been undertaken last Friday, 26th June 2020 at the Chamber, committee rooms, all offices, prayer rooms and all common areas. These measures continue to be upheld during this difficult time. The House has also amended its rules of procedure to allow virtual sitting. These are progressive measures for which we continue to implement for the safety of all. I am aware that the procurement process for an appropriate technological system for fully virtual proceeding is ongoing and will be concluded in due course.

Hon. Members, over last few days, there have been media reports of alleged cases of COVID-19 in Parliament. As you all know, Members of Parliament, just like any other citizens are susceptible to the disease. From the daily briefing from the Ministry of Health, it is obvious

Disclaimer: *The electronic version of the Official Hansard Report is for information purposes only. A certified version of this Report can be obtained from the Hansard Editor.*

MINISTRY OF ENVIRONMENT AND NATURAL RESOURCES

"FORESTRY", Nairobi
Nairobi 722520-4

plying please quote

.....FOR....68/7/3/Vol.IV/(211)
and date

FOREST DEPARTMENT HEADQUARTERS
P.O. Box 30513, NAIROBI

15th..January....., 19..85



The Officer-in-Charge,
Survey Branch,
P.O. Box 30241,
NAIROBI.

EXCISION OF 34 ACRES OF LAND FROM NGONG ROAD FOREST FOR NAIROBI PRISON

Ref. Your F.D./SS/178 dated 12th October, 1984

It is agreed that you should go ahead and make arrangements for area to be excised from the forest reserve.

(J.Y. WANJYE)
FOR: CHIEF CONSERVATOR OF FORESTS.