

Land Sale documents

1. Land sale Agreement

REPUBLIC OF KENYA SALE OF LAND AGREEMENT

AND WHEREAS the Vendors is the beneficial owners of all that parcel of land known as ROKOCKO FARM LD MO. HOLD MO. HOLD Measuring 20 Acres and they are desirous et selling the said parcel Twenty (20) Acres to the Purchaser and the Purchaser has agreed to purchase the same at an agreed total consideration of Kshs. 210,000/= (Kenya Shillings Two Hundred and Ten Thousand) per acre making a total of Kshs.4, 200, 000/= (Kenya Shillings Four Million, Two Hundred Thousand) for the whole parcel

NOW THESE PRESENT WITNESSETH AS FOLLOWS:-

- The Vendors agree to sell and the Purchaser agrees to buy the said parcel of land of Twenty Acres (20 Acres) at an agreed consideration of Kshs.4, 200, 000 (Kenya Shillings Four Million, Two Hundred Thousand) which amount the Purchaser hereby acknowledges receipt.
- The Vendors shall process all the conveyancing documents so as to transfer the said parcel of land to the Purchaser.
- The Buyer takes possession of the said parcel immediately upon execution of this agreement.
- 4. The Vendors sell this subject property in their capacity as the beneficial owners.
- 5. The land is sold free of any encumbrances but with easements

- This sale agreement shall be subject to the Law Society conditions of sale in so far
 as it is not inconsistent with the terms hereof.
- Both parties have undertaken to faithfully fulfil their obligations herein and in default of performance on either side the aggrieved party shall have the right to sue.

IN WITNESS WHEREOF the parties have hereunto set down their hands and respective signatures on the day and year first above mentioned.

SIGNED by the said Vendor	s) Apr	ADVOCATE ADVOCATE
)	CELL: 0723 290 229
LI) - T/pai	OMOLLO H. ASESO
In the presence of)	ADVOCATE (1723) 290 229
)	
Signed by the Purchaser	100	
TI	3)	ADVOCATE ADVOCATE O723 290 229
In the presence of)	0.20 200 229

DRAWN BY:
NYAUNDI TUIYOTT & CO.ADVOCATES
P.O. BOX 2394-30100
ELDORET

2. Tittle deed



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

GIVEN under my hand and the seal of the

CRIY MARAKWET District Land Registry

this 22ND day of AUGUST, 20.18

Land Registrar

(To be completed only when the applicant has paid the fee of Sh. 125)

At the date stated on the front hereof, the following entries appeared in the register relating to the land:

EDITION: 1	PART A—PROPERTY SECTION				
OPENED: 6.8.2018	TARTA—FROTERITISECTION	PART A—PROPERTY SECTION			
REGISTRATION SECTION	EASEMENTS, ETC.	NATURE OF TITLE			
Camana	TAR				
PARCEL NUMBER					
APPROXIMATE AREA		ABSOLUTE			
19.359 Ha.					
REGISTRY MAP SHEET No.					
4		6 =			

PART B—PROPRIETORSHIP SECTION

ENTRY No.	DATE	NAME OF REGISTERED PROPRIETOR	ADDRESS AND DESCRIPTION OF REGISTERED PROPRICTOR	CONSIDERATION AND REMARKS	SIGNATURI OF REGISTRAR
1.	6.8.201	STUDIES TITUDETS CANG	P.O. BOX 3, KAPC	HEROP TO	Janua 222
2.	22.8.20	18 TITLE DEED	P.O. BOX 3, KAPC	ISSUED	J Athmuo
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PART C—ENCUMBRANCES SECTION

No.	DATE	NATURE OF ENCUMBRANCE	FURTHER PARTICULARS	SIGNATURE OF REGISTRAR
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REPUBLIC OF KENYA

THE LAND REGISTRATION ACT
(No. 3 of 2012, section 108)

THE REGISTERED LAND ACT
(Chapter 300) (REPEALED)

Title Deed

MLS/TD/02/A2/02

No 1857551

JPK (SP) 7091--500m-- 10/2015

3. Buyers national Id card

SINS
MIGRATION & EDUCATION

SNS Migration & Education
Suite 53, Level 10, 88 Pitt Street Sydney, NSW, 2000