**Form LRA 63 (r. 76(2)(g), 77 (2)(g))**

**REPUBLIC OF KENYA**

**THE LAND REGISTRATION ACT**

**THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017**

Date Received Presentation Book Official Fees Paid

………………… No…………………. Kshs.

**TRANSFER OF LEASE**

**LEASE NUMBER**: **I.R. …………**

|  |  |
| --- | --- |
| **Date of this Transfer:** | …………………day of …………………………Two Thousand and …………………………. |
| **Transferor:** | **Insert Individual full names/ Company name, registration number and address** |
| **Transferee:** | **Insert Individual/Company name and address** |
| **Consideration for the Transfer** | The sum of **Kenya Shillings …………………Kshs. ……………./-)** |

**WHEREAS:**

1. Under and by Virtue of a Lease dated …………………………. registered at the Land Titles Registry- Nairobi made between …………………………….. (ID No………..and of Post Office Box Number……/a limited liability company incorporated in the Republic of Kenya of Post Office Box Number, Nairobi (the "**Lessor**" which expression shall where the context so admits include his/her personal representatives/its successors and assigns) of the first part, ……………………….MANAGMENT COMPANY LIMITED a limited liability company incorporated in the Republic of Kenya of Post Office Box Number …………………, Nairobi (the "**Manager**" which expression shall where the context so admits include its successors and assigns) of the second part and the Transferor of the third part, the Transferor is registered as proprietor as Lessee of **ALL THAT** **APARTMENT/FLAT** known as **Apartment/Flat Number ……………….** (the "**Premises**") which said Apartment/Flat is for the purposes of identification only delineated and marked ‘………….’ on the plan registered at the Registry of Documents at Nairobi aforesaid in Volume ………….. Folio ……………….. File ……………………… being the premises comprised in a Lease (hereinafter called the "**Lease**") registered in the Land Titles Registry at Nairobi aforesaid as Number I.R. …………………… which Premises is **HELD** by the Transferor for the residue of the unexpired term of ……………………… (…………..) years from the ……………………………. (less the last …………………… days thereof) **SUBJECT** to the payment of an annual rent of a Peppercorn (if demanded) **AND SUBJECT** to the covenants conditions and restrictions contained in the Lease **TOGETHER WITH** the right and liberty at all times during the continuance of the said term for the Transferor their servants and licensees (in common with the other owners, occupiers and all others having the like right to use for the purpose only for access to or egress from the Premises with or without vehicles any roads, pathways and parking area together with the other Lessees comprised on **ALL THAT** piece of land situate in the County of ………………………………… of the said Republic containing by measurement …………………………………………………………………………… (…………………………..) of a hectare or thereabouts known as Land Reference Number ……………………………… being the property comprised in a Certificate of Title Number I.R. …………………………..which said piece of land with the dimensions abuttals and boundaries thereof is delineated and described on Land Survey Plan Number ……………………………….deposited in the Survey Records Office at Nairobi aforesaid and thereon bordered ……………….. **HELD** by the Lessor as the registered proprietor as Lessee from the Government of the Republic of Kenya **SUBJECT** however to the Act Special Conditions Encumbrances and other matters specified in the Memorandum endorsed hereunder.

**NOW THIS TRANSFER OF LEASE WITNESSES** **IN CONSIDERATION** of the sum of Kenya Shillings …………………….(KShs. ……………………….) paid by the Transferee to the Transferor (the receipt whereof the Transferor hereby acknowledges) the Transferor **HEREBY TRANSFERS** unto the Transferee the Premises **TO HOLD** the same unto and to the use of the Transferee as Lessee for the residue of the now unexpired term of …………………. (………) years from the ………………………… **SUBJECT** however to payment of the annual rent of a Peppercorn (if demanded) **AND SUBJECT ALSO** to the covenants conditions and restrictions and other matters contained in the Lease but otherwise free from encumbrances.

### MEMORANDUM

1. The Land Registration Act No. 3 of 2012

2. The Land Act No. 6 of 2012

3. The Registration of Titles Act (Cap 281) (repealed)

4. The provisions of the Lease registered as number I.R …………………………….

**IN WITNESS** whereof this Transfer has been duly executed by the parties hereto the day and year first hereinbefore written.

**EXECUTION**

Coloured

Photograph

**If the Lessor/Lessee is an Individual**

**SIGNED** by the Lessor, the said )

**…………………………….** )

)

)

)

) PP/ID No. ……………………..

) PIN No. ……………………………

) Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Advocate/Notary Public** )

|  |
| --- |
| **Certificate of Verification under Section 45 of the Land Registration Act** |
| I **CERTIFY** that the above-named **…………………………………..** appeared before me on the ……………...day of ………………………20……. and being known to me/being identified by……………………...of ……………………. acknowledge the above signatures or mark to be his/her and that he/she had freely and voluntarily executed this instrument and understood its contents.  ………………………………………………………………  ***Advocate of the High Court of Kenya/Notary Public*** |

**If the Lessor/Lessee is a Company**

SEALED with the Common Seal of the Lessor/Lessee

**………………............................................** )

in the presence of:- )

Director )

Coloured

Photograph

)

Name: **………………………………** )

ID/Passport No: **……………… …** )

PIN No: **……………………………** )

Signature: .................................. )

)

Director/Secretary )

Name: **……………………………..** )

Coloured

Photograph

ID/Passport No: **…………………** )

PIN No: **…………………………….** )

Signature: .................................... )

|  |
| --- |
| **Certificate of Verification under Section 45 of the Land Registration Act** |
| I **CERTIFY** that **………………………………** and **……………………….** being the persons witnessing the affixing of the Common Seal of the Lessor/Lessee appeared before me on .................................................... and being known to me/being identified by \*.................................................... of .............................................. acknowledged the above signatures or marks to be theirs and that they had freely and voluntarily executed this instrument and understood its contents.  ………………………………………………………………  ***Advocate of the High Court of Kenya/ Notary Public*** |

We, **……………………………………………… MANAGEMENT COMPANY LIMITED** being the Manager within the above-mentioned Lease **HEREBY CONSENT** to the within-written **TRANSFER**.

**SEALED** with the common seal of )

**……………………………… MANAGEMENT** )

**COMPANY LIMITED** )

)

in the presence of:- )

Company

Seal

)

**Director**  )

Name: )

)

Signature: )

)

**Director/Secretary**  )

Name: )

)

Signature: )

|  |
| --- |
| **Certificate of Verification under Section 45 of the Land Registration Act** |
| I **CERTIFY** that **……………………………..** and **…………………………….** being the persons witnessing the affixing of the Common Seal of the Management Company of this Instrument of Transfer appeared before me on .................................................... and being known to me/being identified by \*.................................................... of .............................................. acknowledged the above signatures or marks to be theirs and that they had freely and voluntarily executed this instrument and understood its contents.  ………………………………………………………………  ***Advocate of the High Court of Kenya*** |

**REGISTERED** and **SEALED** this …………. day of ……………… 20.…

**LAND REGISTRAR**

Seal…………………………………………………..

Name……………………………. Registrar’s Stamp/No. …………..……

Signature:.................................................................

DRAWN BY:

**CM Advocates LLP**

I & M Bank House, 7th Floor

2nd Ngong Avenue,

P.O. Box 22588-00505

**Nairobi.**