

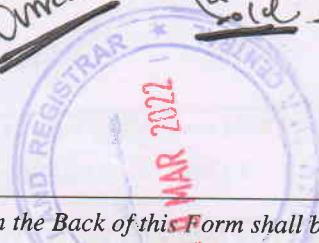
TO BE RETAINED BY THE PRESENTER

*B1
Chancery
Kach*

Owner

OR 12 (letter of direction)

*for buyers
(2 weeks)
sold - 21/06/0*



QUADRUPLETCATE

*The Conditions on the Back of this Form shall be Complied with
REPUBLIC OF KENYA*

APPLICATION FOR REGISTRATION

of the undermentioned documents in the following order of priority:—

Date of Documents <i>9/3/2022</i>	Description (1) <i>KASIAKO KAPURIEI NORTH 1/13088</i>	Land Reference Number (2)	Title Deed File Number (3)	Fee (4) <i>KSh.</i>	For Official Use only <i>357 3 2022</i>

Number of new certificates of title required at KSh. 125 each

Adhesive revenue stamps affixed hereto to the value of

The following documents are enclosed for endorsement:—(5)

Grant No. Certificate of Title No.

The following supporting documents are also enclosed:—(6)

B088

Lease No.

Clearance Certificate

Land Rent Certificate

"Registration Copy" of Divisional Land Board Consent

"Registration Copy" of the County Council's / Commissioner's Consent

Valuation forms W.70

The following consents are endorsed on the documents:—

Commissioners of Lands or the Chief Engineer, Kenya Railways under the terms of the Grant

Chargee to surrender of lease under section 44 of the Registration of Titles Act (Cap. 281)

Special instructions, including, if necessary, the name and address of the persons to whom the documents are to be sent if other than the presentor:—

Signature ..

Name in Block Capitals ..

TOM KATAKA

Postal Address ..

18G4F - 00100 NAIROBI

Date ..

20 ..

FOR OFFICIAL USE ONLY

TO:—THE UNDERMENTIONED PRESENTER

The documents presented for registration are returned
herewith together with

I am unable to register

Please refer to the conditions appertaining to
receptions overleaf.

I am, Sir(s),

Your obedient servant,

Registrar

DISPATCHED

RECEIVED:



TRIPPLICATE

The Conditions on the Back of this form shall be Complied with

REPUBLIC OF KENYA

APPLICATION FOR REGISTRATION

of the undermentioned documents in the following order of priority:—

Date of Documents	Description	Land Reference Number	Title Deed File Number (3)	Fee (4) KSh.	For Official Use only
11/12/2021	FORM LRA 61	KRS 1000 KAPITI 13088	NOR 111	1500	79 12 2021

Number of new certificates of title required at KSh. 125 each

3 | 1500 | 375 | 12

Adhesive revenue stamps affixed hereto to the value of

The following documents are enclosed for endorsement:—(5)

Grant No. Certificate of Title No. Lease No.

The following supporting documents are also enclosed:—(6)

Clearance Certificate

"Registration Copy" of Divisional Land Board Consent

"Registration Copy" of the County Council's / Commissioner's Consent

Valuation forms

Land Rent Certificate

The following consents are endorsed on the documents:—

Commissioners of Lands or the Chief Engineer, Kenya Railways under the terms of the Grant

Chargee to surrender of lease under section 44 of the Registration of Titles Act (Cap. 281)

Special instructions, including, if necessary, the name and address of the persons to whom the documents are to be sent if other than the presentor:—

Signature: *Evaline*
Name in Block Capitals: *Evaline Khadige*
1844-00100 NAIROBI

KENYA REVENUE
AUTHORITY

PIN : A004078741U

Address :

OSIRE
TOWERS, MOMBASA CITY (NORTH)
079,
e:80100



TERMINAL: POS22972
AGENT: POSAG017294

Christine Gacheri Julius
P.O BOX 01- Kajiado
KAJIADO
001

603120*****0085 EXP: 02/22
DATE: 01/12/21 TIME: 16:55:46
REF NO: 133501165546 APRV:126437
PID/TRACE: 19579752

APPROVED
K.R.A PAYMENT
JULIUS/CHRISTINE G

K.R.A PAYMENT
Collector: KRA PAYMENTS>NAIROBI
Account No.: 01136001340300
E-Slip No.: 2020210003367470
Tax Payer: FENAH BOSIRE
PIN No.: A004078741U

AMOUNT: KES 53,940.00

BANK_REF: 133513053217

VERIFIED BY PIN
YOU WERE SERVED BY: christine
THANK YOU FOR BANKING WITH US
*** CUSTOMER COPY ***

For General Tax Questions
Contact KRA Call Centre
Tel: +254 (020) 4999 999
Cell: +254(0711)099 999
Email: callcentre@kra.go.ke

Payment Registration Date: 01/12/2021

Payment Registration Number

2020210003367470



Total Amount to be Paid (Ksh)

53,940

/ Assessor Date of

Title Number	Land Rent Number
53940	KJD/KAP-NORTH/13088

Transferee's Details

Name	PIN
FENAH BOSIRE	A004078741U
Emma Beryl Akinyi	A008161375L

Transferor's Details

Name	PIN
Kcb Bank Kenya Limited	P051542997U



CO-OPERATIVE BANK

we are you

TERMINAL: POS22972
AGENT: POSAG017294

Station.....

KAJIADO

Received from

Evelino

of.....

APPROVED
K.R.A PAYMENT
JULIUS/CHRISTINE G

K.R.A PAYMENT
Collector: KRA PAYMENTS-NAIROBI
Account No : 01136001140300
E-Slip No : 202021000283636
Tax Payer : FENAH SOSIRE
PIN No. : A004078/41U

AMOUNT /KES 2,140.00

BANK_REF: 132307486791

VERIFIED BY PIN

YOU WERE SERVED BY christine
THANK YOU FOR BANKING WITH US
*** CUSTOMER COPY ***

Cash
By.....the sum of
Cheque **1505.**

Shillings.....
**One thousand
five hundred**

cents.....

As per marginal statement nature of trans-
action

Truster

Title Number.....
KJA/KRP/RM/11/13088

for: COMMISSIONER OF LANDS

TOTAL KSh.

161120
161121

TRIPPLICATE
033

Sh. cts.

1500

Questions
Call Centre
0) 4999 999
11) 099 999
@kra.go.ke

19/11/2021

Ion Number

0003283636



1)

2,140

of

Number

DEPARTMENT OF LANDS

REF:

TO: THE CHIEF VALUER
DEPARTMENT OF LANDS
KAJADO



RE: VALUATION REQUISITION FOR STAMP DUTY.

Please arrange to undertake the valuation for stamp duty purposes in this case.

1. Name of the parties to transfer.....
2. Vendor KCB BANK - KENYA LTD
P.O BOX 48400 - 00100 NAIROBI
3. Purchaser LIAM AND BROTHER CO. LIMITED
P.O BOX 53295 - 00200 NAIROBI
4. L.R or Block Number KAJADO / KAPUTIE NORTH / 13088
5. Situation KAJADO
6. Interest in passing freehold or leasehold.....
7. Whole or part of interest WHOLE
8. Value submitted by parties 2,100,000.00
9. Date of Transfer.....
10. Particulars of the Property form if completed
11. Date of Valuation.....
12. Date of when First Presented in Land Registry.....
13. Advocate Action NYARANGA & CO. ADVOCATES
14. Area..... Rent..... Term.....
From..... date.....

Gachagua
DISTRICT LAND REGISTRAR
P.O. Box 78, KAJADO
LAND REGISTRAR

FOR: COLLECTION OF STAMP DUTY

Date 30/11/21

Ward On 1st 2,800.00



9/3/2022
FORM LRA 61

(r. 75(3))

REPUBLIC OF KENYA
THE LAND REGISTRATION ACT
LAND REGISTRATION (GENERAL) REGULATIONS, 2017

Date Received

2/12/2021

Presentation Book

No. 79/12/2021

Official Fees Paid
Kshs.

80 2100 + 40
1580

357/3/2022 Reg

TRANSFER BY CHARGEES IN EXERCISE OF POWER OF SALE
TITLE NUMBER: KAJIADO/KAPUTEI/13088

Date of this Transfer	3.5.2018
Date of Charge(s)	3.5.2018
Charge(s) Registered in the Register as Entry	3.5.2018 KCB BANK KENYA LTD To secure a sum of Kshs.5, 000, 000.00
Date of Auction	2nd September 2021
Transferor as Transferor	KCB Bank Kenya Limited
Transferee	LIAM AND BROTHER CO. LIMITED
Transferor	Simon Mutwiri Mugambi
Consideration for Transfer	The sum of Kshs.2,100,000.00

1. The KCB BANK KENYA LIMITED in exercise of its power of sale and pursuant to a public auction HEREBY TRANSFERS to LIAM AND BROTHER CO. LIMITED the interest comprised in the above Title;
2. The Transfer is subject to the following:
 - (a) The provisions of The Land Registration Act and The Land Act;
 - (b) The interests noted in the Register of the Title; BUT otherwise free of the Charge(s)
3. The Transfer is also subject to the following additional provisions, if any:
4. The Transferee(s) shall hold the land comprised in the Title as joint proprietors/as proprietors in common*** in the following undivided shares:-

IN WITNESS the Chargee (as Transferor) and the Transferee have signed this Transfer as a deed.
EXECUTION:

Signed by the duly authorized
attorney(s) of the Chargee
in the presence of

Advocate of the High Court of Kenya
P.O. Box 10679 - 00100
Name and signature of the person certifying

Name
Signature



Moses Mogo
P/A 233
dd 29/10/2012

For: KCB BANK KENYA LTD.

MANAGER INGAL OPERATIONS

Verification of execution pursuant to Section 45 of the Land Registration Act

SWORN that and being the duly constituted attorney(s) of the Chargee (as Transferor) appeared before me on and being known to me to be identified by of acknowledged the above signature(s) or mark(s) to be theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

GEORGE MBUTHIA
ADVOCATE
P.O. Box 10679 - 00100
Name and signature of person certifying

COLLECTOR
REVENUE COMMISSIONER
KENYA

REG 35636

Signed under seal by transferee In the presence of:-	
Director	Name..... FENAH BOSIRE Signature of Attorney(s)..... 
Director	
Name and signature of person certifying STEPHEN N. AYERIA ADVOCATE P.O. Box 18645-00100 NAIROBI	Name..... EMMA BERYL AKINYI Signature of Attorney(s)..... 
<p>Verification of execution pursuant to Section 45 of the Land Registration Act</p> <p>I CERTIFY that..... FENAH BOSIRE & EMMA BERYL AKINYI..... appeared before me the..... 17th..... day of NOVEMBER..... Two Thousand and Twenty-One and being identified by..... (Being known to me) acknowledged the above signature(s) or mark(s) to be his/hers/those and that he/she/they had freely and voluntarily executed this Agreement and understood its contents.</p> <p>STEPHEN N. AYERIA ADVOCATE P.O. Box 18645-00100</p> <p>Name and signature of person certifying</p>	

REGISTERED and SEALED this day of 2021
LAND REGISTRAR

Seal.....

Name..... Registrar's Stamp/No.

Signature

DRAWN BY

NYARANGO & CO.ADVOCATES,
ROBANNE HOUSE, 2nd FLOOR ROOM 202,
NGONG TOWN,
P.O.BOX 18645-00100
NAIROBI



PIN Certificate

www.kra.go.ke

For General Tax Questions
Complaints/RA Call Centre
Tel: +254 (029) 4000 800
Call: 145-071 1999 800
Email: krainfo@kra.go.ke

Certificate Date : 04/06/2015
Personal Identification Number
PH515-207U

This is to certify that taxpayer below herein has been registered with Kenya Revenue Authority.

Taxpayer Information

Taxpayer Name	KCB Bank Kenya Limited
Email Address	corporatebank@kcb.co.ke

Registered Address

L.R. Number:	Building : KenCom House
Suburb/Road : Mai Mwendo	City/Town : Nairobi
County : Nairobi	District : Shario District
Tax Area : CBD	Station : LTO
P. O. Box : 484400	Postal Code : 00100

Tax Obligation(s) Registration Details

Sr. No.	Tax Obligation(s)	Effective From Date	Effective Till Date	Status
1	Value Added Tax (VAT)	29/05/2015	N.A.	Active
2	Income Tax - PAYE	29/05/2015	N.A.	Active
3	Stamp Duty - Company	29/05/2015	N.A.	Active

The above PIN must appear on all your tax invoices and correspondences with Kenya Revenue Authority. Your mandatory and annual documents unless a change has been approved by the Commissioner-Domestic Taxes Department. The status of Tax Obligations with 'Dormant' status will automatically change to 'Active' on due date mentioned in 'Effective Till Date' or any transaction done during the period. This certificate shall remain in force till further updated.

For: KCB BANK KENYA LTD.

MANAGER LEGAL OPERATIONS

CERTIFICATE OF INCORPORATION

No. CEN 2015/35698
I hereby CERTIFY, that -

KCB BANK KENYA LIMITED
Is this day incorporated under the Companies Act (Cap 486) and that
the Company is LIMITED

GIVEN under my hand at Nairobi this 20th day of April
Two Thousand and Fifteen

[Signature]
W. M. Muthuri
Registrar Of Companies



Kencom House,
Moi Avenue,
P.O. Box 48400 - 00100,
Nairobi, Kenya.
Tel: +254 20 3270000,
2852000, 2851000
Mobile: +254 711012000/
734 108200

March 24, 2021

Your Ref: TBA

Our Ref: CSU/ KITENGELA

PROPERTYWISE KENYA LIMITED
P.O. BOX 66264-00800,
NAIROBI.

Dear Sir,

BORROWER – CARSIM ENTERPRISES LIMITED
RELATING TO PROPERTY L.R NO.KAJIADO/KAPUTIEI-NORTH/13088- (THE PROPERTY)
MR SIMON MUTWIRI MUGAMBI– CHARGOR/BORROWER

Kindly provide a professional valuation report over the above properties. The valuation should incorporate the following: -

1. Current market value for: -
 - a) Open Market
 - b) Insurance purposes
 - c) Forced sale purposes
 - d) Value of land
 - e) Capital value
2. Land Reference Number.
3. Exact location in relation to the neighboring area. Name and/or brief description of neighboring landmarks.
4. Area covered & Gradient of the plot.
5. Tenure of property i.e. Freehold/leasehold. State unexpired term of lease.
6. Registered owner(s).
7. Ground Rent/Land rates (Kes.)
8. Encumbrances.
9. Development(s).
10. Total built up area (Plinth area) in Hectares & Acres.
11. Period or owner occupied.
12. Monthly Rent Receivable. Name of Tenant(s).
13. Condition of the property.
14. Age of the building.
15. Confirmation that the property is not developed on land/a plot previously set aside for public utility/use.

17 December, 2020

Kencom House,
 Moi Avenue,
 P.O. Box 48400 - 00100,
 Nairobi, Kenya.
 Tel: +254 20 3270000,
 2852000, 2851000
 Mobile: +254 711012000/
 734 108200

FOTI KCB BANK KENYA LTD.
Dam
CREDIT SUPPORT

OUR REF: CSU/KITENGELA

YOUR REF: TBA

SIMON MUTWIRI MUGAMBI
 P.O BOX 6866- 00300
NAIROBI

'BY REGISTERED POST'

CARSIM ENTERPRISES LIMITED
 P.O BOX 6866- 00300
NAIROBI

'BY REGISTERED POST'

Dear Sir,

40 DAYS CHARGEES STATUTORY DEMAND NOTICE PURSUANT TO SECTION 96(2) (3) OF THE LAND ACT NO.6 OF 2012, LAWS OF KENYA ("THE ACT") IN RESPECT OF PROPERTY LEGAL CHARGE OVER PROPERTIES TITLE NO. KAJIADO/KAPUTEI-NORTH/13082 & 13088- (THE PROPERTIES)
 LN.O SIMON MUTWIRI MUGAMBI- CHARGOR
 CARSIM ENTERPRISES LIMITED- BORROWER

Date	Loan Number	Account	Amount of arrears (KES)	Total Debt (KES)	Outstanding
10.12.2020	1203629184		2,783,698.90	2,783,698.90	

WHEREAS you were issued with a Statutory Notice dated 30 September, 2019 wherein the Chargee required you to settle the outstanding arrears of Kenya Shillings Five Million Seven Hundred Ninety Thousand Three Hundred Thirty Nine Cents Only (KES. 5,790,330.90) as at 18 September, 2019 three (3) months from the date of service thereof, failing which the Chargee shall exercise its Statutory remedy of sale under section 90 (3) (e) of the Land Act No. 6 of 2012, Laws of Kenya;

AND WHEREAS in breach of the said Statutory Notice requirements, you have refused, failed and/or neglected to fully settle the said outstanding arrears which now stands at Kenya Shillings Two Million Seven Hundred and Eighty Three Thousand Six Hundred and Ninety Eight and Ninety cents Only (KES. 2,783,698.90) as at 10 December, 2020 and the full outstanding debt now stands at Kenya Shillings Two Million Seven Hundred and Eighty Three Thousand Six Hundred and Ninety Eight and Ninety cents Only (KES. 2,783,698.90) as at 10 December, 2020 which sum continues to accrue on the outstanding profit and the outstanding principal at contractual rate until payment in full;

FOTI KCB BANK KENYA LTD.
Branch Manager
KITENGELA



BANK

FOR: KCB BANK KENYA LTD.
D
CREDIT SUPPORT

17 December, 2020

Kencom House,
Moi Avenue,
P.O. Box 48400 - 00100,
Nairobi, Kenya.
Tel: +254 20 3270000,
2852000, 2851000
Mobile: +254 711012000/
734 108200

OUR REF: CSU/KITENGELA

YOUR REF: TBA

SIMON MUTWIRI MUGAMBI
P.O BOX 6866- 00300
NAIROBI

'BY REGISTERED POST'

CARSIM ENTERPRISES LIMITED
P.O BOX 6866- 00300
NAIROBI

'BY REGISTERED POST'

Dear Sir,

**40 DAYS CHARGEE STATUTORY DEMAND NOTICE PURSUANT TO SECTION 96(2) (3) OF THE LAND ACT NO.6 OF 2012, LAWS OF KENYA ("THE ACT") IN RESPECT OF PROPERTY LEGAL CHARGE OVER PROPERTIES TITLE NO. KAJIADO/KAPUTEI-NORTH/13082 & 13088- (THE PROPERTIES)
ENO SIMON MUTWIRI MUGAMBI- CHARGOR
CARSIM ENTERPRISES LIMITED- BORROWER**

Date	Loan Number	Account	Amount of arrears (KES)	Total Debt (KES)	Outstanding
10.12.2020	1203629184		2,783,698.90	2,783,698.90	

WHEREAS you were issued with a Statutory Notice dated 30 September, 2019 wherein the Chargee required you to settle the outstanding arrears of Kenya Shillings Five Million Seven Hundred Ninety Thousand Three Hundred Thirty Sixty Cents Only (KES. 5,790,330.90) as at 18 September, 2019 three (3) months from the date of service thereof, failing which the Chargee shall exercise its Statutory remedy of sale under section 90 (3) (e) of the Land Act No. 6 of 2012, Laws of Kenya;

AND WHEREAS in breach of the said Statutory Notice requirements, you have refused, failed and/or neglected to fully settle the said outstanding arrears which now stands at Kenya Shillings Two Million Seven Hundred and Eighty Three Thousand Six Hundred and Ninety Eight and Ninety cents Only (KES. 2,783,698.90) as at 10 December, 2020 and the full outstanding debt now stands at Kenya Shillings Two Million Seven Hundred and Eighty Three Thousand Six Hundred and Ninety Eight and Ninety cents Only (KES. 2,783,698.90) as at 10 December, 2020 which sum continues to accrue on the outstanding profit and the outstanding principal at contractual rate until payment in full;

FOR KCB BANK KENYA LTD
Branch Manager
KITENGELA



GALAXY AUCTIONEERS

(Licensed Class B auctioneers) Repossessors, Private Investigators, Process Servers, Commission and Estate Agents

Pangani Auction Centre Along Murang'a Road, Opposite Guru Nanak Hospital,
P.O. Box 72113-00200 Tel: 6766499/6762851 Cell: 0722-514034, Fax: 6766949 Nairobi,
Telkom Wireless: 020-2327131 Email: mugches@yahoo.com

45 DAYS REDEMPTION NOTICE

Pursuant to Rule 15 (d) of the Auctioneers Rules 1997

**SIMON MUTWIRI MUGAMBI
P. O. BOX 6866-00300 NAIROBI**

L.R NO. KAJIADO/KAPUTEL/NORTHS/13088

KENYA COMMERCIAL BANK LIMITED
-VS-
SIMON MUTWIRI MUGAMBI

I, for and on behalf of the **KENYA COMMERCIAL BANK LIMITED** (Creditors), you are
given notice that you may within **FOURTY-FIVE (45) DAYS** from the date of service hereof,
redeem the property above captioned, by paying the above-named creditor the amount of Kshs
1,45,50/- as at 28th April 2021 together with interest plus other incidental costs accruing at
bank rates as provided for in the charge until the date of payment in full, failing which we
will sell the above property by public auction in accordance with instructions received from the above-
creditor.

PLACE OF SERVICE OF NOTICE DAY OF 2021

PLACE OF SERVICE
.....

PLACE OF SERVICE
.....

OWNER/DEBTOR: **SIMON MUTWIRI MUGAMBI**

MR. STANLEY T. MUGACHA,

Kenya Commercial Bank Ltd.
KCB Towers Upper Hill,
P.O. Box 48400-00100,
NAIROBI

For: **KCB BANK KENYA LTD.**

When replying please quote our Ref.

CREDIT SUPPORT
P.O. KCB BANK KENYA LTD.
Branch Manager
MUTENGELA

GALAXY AUCTIONEERS

(Licensed Class B auctioneers) Repossessors, Private Investigators, Process Servers, Commission and Estate Agents
Pangani Auction Centre Along Murang'a Road, Opposite Guru Nanak Hospital,
P.O. Box 72113-00200 Tel: 6766499/6762851 Cell: 0722-514034, Fax: 6766949 Nairobi,
Telkom Wireless: 020-2327131 Email: mugches@yahoo.com

THE AUCTIONEERS ACT NOTIFICATION OF SALE

on Sale form 2 in the second schedule to the Auctioneers Rules, 1997)

SELLORS NAME AND ADDRESS:

KENYA COMMERCIAL BANK LIMITED
P. O. BOX 48400-00100 NAIROBI

PROPERTY OWNER NAME AND ADDRESS:

SIMON MUTWIRI MUGAMBI
P. O. BOX 6866-00400 NAIROBI

PRINCIPAL DEBTOR NAME AND ADDRESS:

CARSIN ENTERPRISES LIMITED
P. O. BOX 23414-00200 NAIROBI

DATE OF LETTER OF INSTRUCTIONS:

28th APRIL 2021

ADDRESS:

NO. KAJIADO/KAPUTEI NORTH/13088

PLEASE TAKE NOTICE THAT

of the Statutory Power of Sale conferred upon the Creditor, we shall sell the above mentioned
public auction to be held on **FRIDAY 6th AUGUST 2021 AT OUR OFFICES IN PANGANI
CENTRE, NAIROBI AT 11.00 O'CLOCK** unless the amount claimed by Creditor plus
charges as set out below are paid prior to the auction date.

amount claimed by the Creditor is Kshs. 2,783,698.90/- together with interests accruing at variable bank
provided for in the charge as at 28th April 2021 and other incidental costs.

charges estimated to amount Kshs. 270,000/-plus advertising costs and other necessary incidental

SCHEDULE OF IMMOVABLE PROPERTY SEE THE ATTACHED SHEET

DAY OF 2021

Kenya Commercial Bank Ltd,
KCB Towers Upper Hill,
P.O. Box 48400-00100,
Nairobi

For: KCB BANK KENYA LTD.

When replying please quote our **CREDIT SUPPORT**



GALAXY AUCTIONEERS

(Licensed Class B auctioneers) Repossessors, Private Investigators, Process Servers, Commission and Estate Agents.

Pangani Auction Centre Along Murang'a Road, Opposite Guru Nanak Hospital.
P.O. Box 72113-00200 Tel: 6766499/6762851 Cell: 0722 - 814034, Fax 6766949 Nairobi.
Telkom Wireless: 020-2327131 Email: mugachas@yahoo.com

Ref: GA/1091/05/2021

Date: 7th February 2022

Your Ref: CSU/KITENGELA

Kenya Commercial Bank,
KCB Towers Upper Hill,
P O. Box 48400-00100,
NAIROBI

Attn.: Jane Nampaso,

**RE: SALE OF TITLE NUMBER KAJIADO/KAPUTEI NORTH/13088
I.N.O SIMON MUTWIRI MUGAMBI (CHARGOR)**

The above matter refers and confirm having conducted the auction on 2nd September 2021 as advertised and the following were the bids that we got.

1 Liam & Brother Co. Ltd	Kshs. 2,100,000/-
2 Fenah Bosire	Kshs. 2,000,000/-
3 Nancy Muthoni	Kshs. 1,850,000/-

We therefore declared Liam & Brother Co. Ltd the highest bidder.

Kindly accord them the assistance that they may require.

Yours faithfully

GALAXY AUCTIONEERS

STANLEY MUGACHA
Cc: Nyarango & Co. Advocates.

EOT: KCB BANK KENYA LTD.
Branch Manager
KITENGELA



GALAXY AUCTIONEERS

(Licensed Class B auctioneers) Repossessors, Private Investigators, Process Servers, Commission and Estate Agents.

Pangani Auction Centre Along Murang'a Road, Opposite Guru Nanak Hospital.
P.O. Box 72113-00200 Tel: 6766499/6762851 Cell: 0722 - 814034, Fax 6766949 Nairobi.
Telkom Wireless: 020-2327131 Email: mugachas@yahoo.com

PROPERTY SALE BY PUBLIC AUCTION MEMORANDUM OF SALE

~~CLARS OF THE PROPERTY: L.R NO: KAJIADO/KAPUTEI NORTH/13088 KAJIADO COUNTY~~

Auction on the 2nd day of September 2021 in our offices at Pangani Auction Center at 11. 00a.m under
from the chargee in exercise of its Statutory Power of Sale conferred upon it by the Lands Act 2012 and all
rules.

PARCEL OF LAND KNOWN AS: -

: KAJIADO/KAPUTEI NORTH/13088 KAJIADO COUNTY

- : In KEMRI Sacco Residential estate and close vicinity of Riverline Estate on the far outskirts of Kitengela town. Approach is off Nairobi-Namanga Road via a murram laid road accessed roughly opposite Riverline Estate. It is about 50 metres from Namanga road and 10 Km from Kitengela Town centre.

public Auction on this 2nd day of September 2021, of all that parcel of land known as Title Number KAJIADO KAPUTEI NORTH/13088 KAJIADO COUNTY, the following was declared the purchaser thereof

subjecting conditions: -

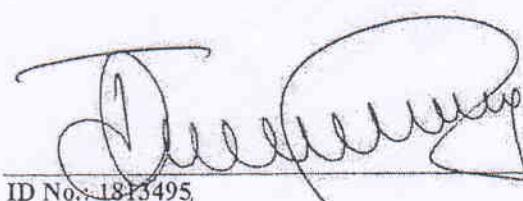
Am AND BROTHER Company
P.O Box 53291-00200
20000/-

2nd day of September 2021.

Auctioneer

Mugachas

The Purchaser


ID No.: 1813495
Registration number: PVT=27UKZJ9

MUGACHA (Auctioneer) t/a Galaxy Auctioneers on behalf of the Chargee
Opposite Guru Nanak Hospital


POLICE REVENUE KENYA LTD.
Branch Manager
KITENGELA



GALAXY AUCTIONEERS

(Licensed Class B auctioneers) Repossessors, Private Investigators, Process Servers, Commission and Estate Agents.

Pangani Auction Centre Along Murang'a Road, Opposite Guru Nanak Hospital.

P.O. Box 72113-00200 Tel: 6766499/6762851 Cell: 0722 - 814034, Fax 6766949 Nairobi.
Telkom Wireless: 020-2327131 Email: mugachas@yahoo.com

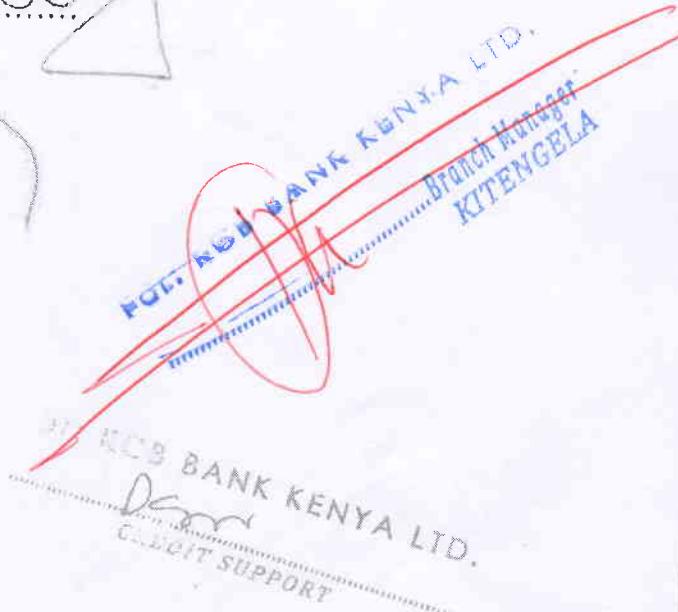
CERTIFICATE OF SALE

I STANLEY T. MUGACHA t/a GALAXY AUCTIONEERS hereby certify that land Reference No. KAJIADO/KAPUTEI NORTH/13088 KAJIADO COUNTY was sold by public auction conducted on 2nd September 2021 in our offices at Pangani Auction Center at 11:00 O'clock and the highest bidder was LIAM AND BROTHER COMPANY LIMITED of REGISTRATION NUMBER: PVT-27UKZJ9 and P.O Box 53295-00200, NAIROBI, at a purchase price of Kshs. 2,100,000/- (Two million, one hundred thousand only).

DATED at NAIROBI this 2nd Day of September 2021

Signed:

(AUCTIONEER)





GALAXY AUCTIONEERS

(Licensed Class B auctioneers) Repossessors, Private Investigators, Process Servers, Commission and Estate Agents.

Pangani Auction Centre Along Murang'a Road, Opposite Guru Nanak Hospital.

P.O. Box 72113-00200 Tel: 6766499/6762851 Cell: 0722 - 814034, Fax 6766949 Nairobi.
Telkom Wireless: 020-2327131 Email: mugachas@yahoo.com

CERTIFICATE OF SALE

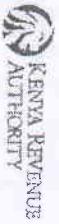
I, STANLEY T. MUGACHA t/a GALAXY AUCTIONEERS hereby certify that land Reference No. KAJIADO/KAPUTEI NORTH/13088 KAJIADO COUNTY was sold by public auction conducted on 2nd September 2021 in our offices at Pangani Auction Center at 11:00 O'clock and the highest bidder was LIAM AND BROTHER COMPANY LIMITED of REGISTRATION NUMBER: PVT-27UKZJ9 and P.O Box 53295-00200, NAIROBI, at a purchase price of Kshs. 2,100,000/- (Two million, one hundred thousand only).

DATED at NAIROBI this Day of

Signed:

(AUCTIONEER)

PEPSI KCB BANK KENYA LTD
Branch Manager
KITENGELA



Certificate

Ref ID: 00000000000000000000

This is to certify that taxpayer shown herein has been registered with Kenya Revenue Authority

Taxpayer Information

Taxpayer Name: _____
Email Address: _____

Registered Address

Kcb Bank Kenya Limited
 contactcenter@kcb.co.ke

LR Number:	Street/Road : Masi Avenue
Country :	Nairobi
Tax Area :	CBD
P. O. Box :	43400

Tax Obligation(s) Registration Details

Sr. No.	Tax Obligation(s)	Effective From Date	Effective Till Date	Status
1	Value Added Tax (VAT)	29/05/2015	N.A.	Active
2	Income Tax - PAYE	29/05/2015	N.A.	Active
3	Income Tax - Company	29/05/2015	N.A.	Active

The above PIN must appear on all your tax invoices and correspondences with Kenya Revenue Authority. Your accounting and month is December unless a change has been approved by the Commissioner-Domestic Taxes Department. The status of Tax Obligation(s) with 'Domestic' status will automatically change to 'Active' on date mentioned in "Effective Till Date" or any transaction done during the period. This certificate shall remain in force until further updated.

For General Tax Queries
 Contact KRA Call Centre
 Tel: +254 722 400 000
 Cell: +254 722 407 1900 000
 Email: customerservice@kra.go.ke

Certificate Date: 08/06/2015

Personal Identification Number: P0515429970



No. CTR2015/18563

CERTIFICATE OF INCORPORATION

Given under my hand at Nairobi this 20th day of April

Two thousand and Fifteen

KCB BANK KENYA LTD.
 Branch Manager
 VITENGELA

Signature: *[Signature]*
 Position: *[Position]*

For: KCB BANK KENYA LTD.

[Signature]
 CREDIT SUPPORT



**KENYA REVENUE
AUTHORITY**

www.kra.go.ke

PIN Certificate

For General Tax Questions
Contact KRA Call Centre
Tel: +254 (020) 4999 999
Cell: +254(0711)099 999
Email: callcentre@kra.go.ke

Certificate Date : 14/06/2016

Personal Identification Number

A001195228K

This is to certify that taxpayer shown herein has been registered with Kenya Revenue Authority

Taxpayer Information

Taxpayer Name	MOSES SIMON NJOROGE MUGO
Email Address	mmugo@kcb.co.ke

Registered Address

L.R. Number : BLOCK 82/3535	Building : KCB
Street/Road : DONHOLM	City/Town : NAIROBI CITY (EAST)
County : Nairobi	District : Nairobi East District
Tax Area : Nairobi East	Station : East of Nairobi
P.O. Box : 44327	Postal Code : 00100

Tax Obligation(s) Registration Details

Sl. No.	Tax Obligation(s)	Effective Date
1	Income Tax - Resident Individual	10/06/1993

The above PIN must appear on all your tax invoices and correspondences with Kenya Revenue Authority. Your end date is 31st December as per the provisions stated in the Income Tax Act unless a change has been approved by the Commissioner-Domestic Taxes Department. The status of Tax Obligation(s) with 'In Progress' status will automatically change to 'Active' on date mentioned in "Effective Till Date" or any action done during the period. This certificate shall remain in force till further updated.



 POB KENYA BANK LTD.
 Branch Manager
 KITENGELA



PO BOX 1000
BANK KENYA LTD.
Branch Manager
KITENGELA

PO BOX 1000
BANK KENYA LTD.
Branch Manager
KITENGELA



PVT-27UKZJ9

CERTIFICATE OF INCORPORATION

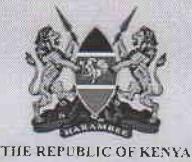
hereby CERTIFY that,

LIAM AND BROTHER CO. LIMITED

On this date 19 Sep 2018 Incorporated under the Companies Act, 2015 and that the Company is
A PRIVATE LIMITED COMPANY.



Registrar Of Companies



BUSINESS REGISTRATION SERVICE
P. O. BOX 30031
NAIROBI
20 APR 2022

To
TOM WALUBENG KATAKA
P.O. Box 191
50200 - BUNGOMA

THE COMPANIES ACT, 2015

Records relating to the below company held by the Companies Registry as at 20 Apr 2022

COMPANY	LIAM AND BROTHER CO. LIMITED
COMPANY NUMBER	PVT-27UKZJ9
NOMINAL SHARE CAPITAL	100,000.00
NUMBER AND TYPE OF SHARES (VALUE PER SHARE)	ORDINARY: 1000 (KES 100.00 EACH)
DATE OF REGISTRATION	19TH SEP, 2018
REGISTERED OFFICE	P.O BOX 53295 CITY SQUARE TELEPHONE: +254722418812, EMAIL: FENNAB23@GMAIL.COM COUNTY: NAIROBI, DISTRICT: EMBAKASI DISTRICT , LOCALITY: DONHOLM STREET: MOI AVENUE, BUILDING: FENA HOUSE,PLOT NO: 10/23,NAIROBI CBD,HOUSE NO:043
POSTAL ADDRESS	P.O BOX 53295 CITY SQUARE
ENCUMBRANCES	

Name of Directors and Shareholders of the above company with their particular are as follows

NAME	DESCRIPTION	ADDRESS	NATIONALITY	SHARES
EMMA BERYL AKINYI	DIRECTOR/SHAREHOLDER	P.O BOX 74765 CITY SQUARE	KENYA	ORDINARY: 500
FENAH BOSIRE	DIRECTOR/SHAREHOLDER	P.O BOX 53295 CITY SQUARE	KENYA	ORDINARY: 500
TOTAL				1000

Yours Faithfully,
REGISTRAR OF COMPANIES



REF NO: OS-DEFLDA29

DISCLAIMER: THIS IS A SYSTEM GENERATED CERTIFICATE AND DOES NOT REQUIRE A SIGNATURE

PIN Certificate

For General Tax Questions
 Contact KRA Call Centre
 Tel: +254 (020) 4999 999
 Cell: +254(0711)099 999
 Email: callcentre@kra.go.ke

Certificate Date 26/06/2019

Personal Identification Number

P051804779W

This is to certify that taxpayer shown herein has been registered with Revenue Authority

Taxpayer Information

Taxpayer Name	LIAM AND BROTHER CO. LIMITED
Email Address	LIAMANDBRO19@YAHOO.COM

Registered Address

Plot Number :	Building KITENGELA PLAZA
Plot/Road Road NAMANGA ROAD	City/Town : KITENGELA
Neighborhood Kajado	District Kajiado East District
Post Address Kitengela	Station Machakos
Post Box 53295	Postal Code 00200

Tax Obligation(s) Registration Details

Tax Obligation(s)	Effective From Date	Effective Till	Status
Income Tax - Company	20/06/2019	N.A.	Active

This PIN must appear on all your tax invoices and correspondences with Revenue Authority. Your tax month is December unless a change has been approved by the Commissioner-Domestic Taxes. The status of Tax Obligation(s) with 'Dormant' status will automatically change to 'Active' on date "Effective Till Date" or any transaction done during the period. This certificate shall remain in force ~~dated~~.



JAMHURI YA KENYA REPUBLIC OF KENYA

SERIAL NUMBER: 230112648

ID NUMBER: 22577830

FULL NAMES
FENAH BOSIRE



DATE OF BIRTH
20.02.1982
SEX
FEMALE
DISTRICT OF BIRTH
KISHI CENTRAL
PLACE OF ISSUE
WESTLANDS
DATE OF ISSUE
21.10.2010
TOLGEN'S HIGH

Fenah

I certify that this is a true copy of the
original shown to me

17 NOV 2021

Sign: *[Signature]*
STEPHEN N. AVIERA
ADVOCATE
P. O. Box 44289 - 00100, NAIROBI

DISTRICT

KISII CENTRAL

DIVISION

KEUMBU

LOCATION

NYARIBARI KEUMBU

SUB-LOCATION

BOBARACHO

N. B0225778301

MUNICIPAL REGISTRAR'S SIGN



0076686232

IDKYA2301126487<<635<<<<<<451
8202202F1010215<B022577830I<<2
FENAH<BOSIRE<<<<<<<<<<<<

PIN Certificate

For General Tax Questions
 Contact KRA Call Centre
 Tel: +254 (020) 4999 999
 Cell: +254(0711)099 999
 Email: callcentre@kra.go.ke

Certificate Date 17/04/2015

Personal Identification Number

A004078741U

This is to certify that taxpayer shown herein has been registered with Revenue Authority

Taxpayer Information

Taxpayer Name	FENAH BOSIRE
Email Address	FENNAB23@GMAIL.COM

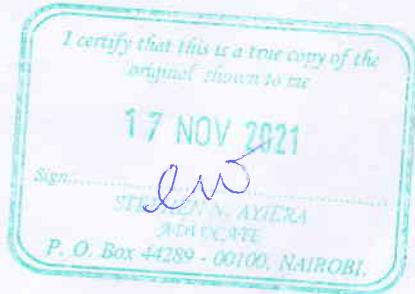
Registered Address

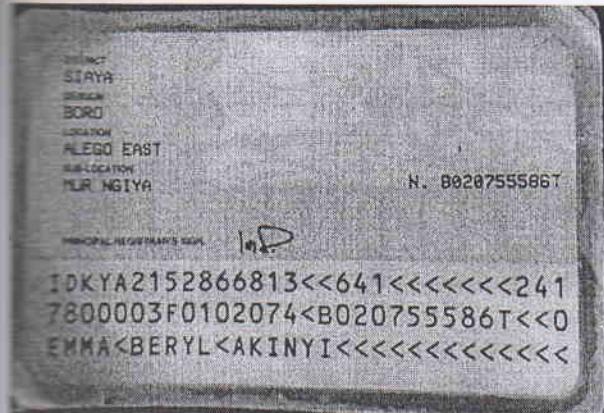
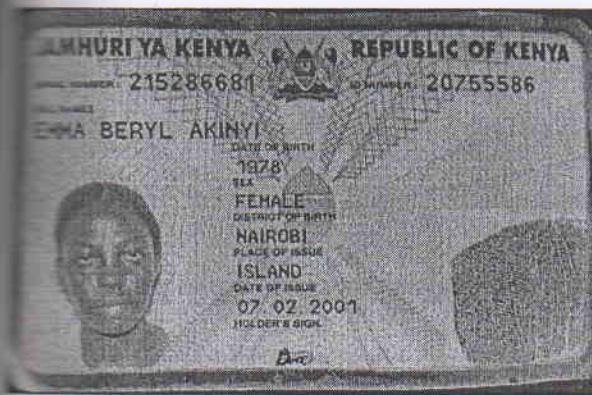
L.R. Number :	Building CANNON TOWERS
Street/Road MOI AVENUE	City/Town : MOMBASA CITY (NORTH)
County : Mombasa	District Mombasa North District
Tax Area Mombasa	Station Mombasa North
P. O. Box 41079	Postal Code 80100

Tax Obligation(s) Registration Details

Sr. No.	Tax Obligation(s)	Effective From Date	Effective Till	Status
1	Income Tax - Resident Individual	29/06/2007	N.A.	Active

The above PIN must appear on all your tax invoices and correspondences with Kenya Revenue Authority. Your accounting end date is 31st December as per the provisions stated in the Income Tax Act unless a change has been approved by the Commissioner-Domestic Taxes Department. The status of Tax Obligation(s) with dormant status will automatically change to 'Active' on date mentioned in "Effective Till Date" or any action done during the period. This certificate





PIN Certificate

For General Tax Questions
 Contact KRA Call Centre
 Tel: +254 (020) 4999 999
 Cell: +254(0711)099 999
 Email: callcentre@kra.go.ke

Certificate Date : 23/09/2014

Personal Identification Number

A008161375L

This is to certify that taxpayer shown herein has been registered with Kenya Revenue Authority

Taxpayer Information

Player Name	EMMA BERYL AKINYI
Email Address	EMMAKINYI471@GMAIL.COM

Registered Address

Building Number :	Building : NJERI HOUSE
Road : mwiki	City/Town : NAIROBI
County : Nairobi	District : Kasarani District
Area : Roysambu	Station : North of Nairobi
Box : 74765	Postal Code : 00200

Tax Obligation(s) Registration Details

Sl. No.	Tax Obligation(s)	Effective From Date	Effective Till Date	Status
1	Income Tax - Resident Individual	23/09/2014	N.A.	Active

The PIN must appear on all your tax invoices and correspondences with Kenya Revenue Authority. Your registration end date is 31st December as per the provisions stated in the Income Tax Act unless a change has been approved by the Commissioner-Domestic Taxes Department. The status of Tax Obligation(s) with 'Pending' status will automatically change to 'Active' on date mentioned in "Effective Till Date" or any action done during the period. This certificate shall remain in force till further updated.





REPUBLIC OF KENYA

HIGH COURT OF KENYA

PRACTISING CERTIFICATE FOR THE YEAR 2022

Pursuant to the Advocates Act, 1989, I hereby certify that

STEPHEN NYARANGO AYIERA

is duly enrolled as an Advocate of this Court and is entitled to practice as such Advocate.

Dated this 1st Day of January 2022

PRACTICE NO: **LSK/2022/01810**

ADM. NO: **P.105/6975/08**

Mmeus
Chief Registrar of the Judiciary



8169522

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(No. 3 of 2012, section 108)

THE REGISTERED LAND ACT

(Chapter 300) (REPEALED)

Title Deed

Title Number KAJIADO/KAPUTIEI NORTH/13088

Approximate Area 0.084 HA

Registry Map Sheet No.

This is to certify that SIMON MUTWIRI MUGAMBI

ID/22708823 P. O. BOX 6866 - 00300 NAIROBI

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

KAJIADO District Land Registry

this 27TH day of MARCH 2018

M. Rama 362



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

2266807

DEPARTMENT OF LANDS

FEE RECEIPT

ORIGINAL

5861231

02/03/2022

Station.....
KJG.....

Mwanza S.C.

NATURE OF FEE	Sh.	cts.
Certificate of Title ..		
Registration ..		
Search Certificate ..		
Opening New Register ..		
Attestation ..		
Inspection ..		
Copying ..	(300)	
Conveying/Preparation ..		
Survey Fees ..		
Rent ..		
Stand Premium ..		
Stamp Duty ..		
Land Adjudication Fees ..		
Deposits ..		
TOTAL KSh.	(300)	

of 150/-

One Thousand

ment nature of trans-

LCB

Kap-N/
13088

LANDS

AIR (B)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

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

APPLICATION FOR OFFICIAL SEARCH TITLE NO. KO1 KAP-NORTH 13088

Date of Application	
Applicant	Name: <u>KOTI</u> ID/Passport No.: PIN No.: Address: Telephone No.: E-mail Address (if any) NB: Application for searches can be made by interested parties or their Agents. For purposes of this document, an agent is any person or firm registered by a professional body.
Purpose of Search	
Scope of Search	(a) particulars of the subsisting entries in the register of the above-mentioned title; or (b) particulars noted on: the Property Section/the Proprietorship Section/Encumbrances Section of the Register*. <i>*select as appropriate</i>
Copy of Documents Requested	Please supply a certified copy of each of the following:- (a) (b) (c) (d) NB: There is a fee for each copy
Signature of Applicant	<u>[Signature]</u>
Search Application No.	
Time of Receipt	
Booking Officer	
Search Collected by	Name: ID/Passport No.: Signature: Date:

Notes:

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

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. LEGD/LAR/UR/EE - NORTH 13088

SEARCH NO.

On the 2nd day of March 2017 the following were the subsisting entries on the register of the above-mentioned title: To: ICCB

Part A — Property Section (easements, etc.)

Nature of title ABSOLUTEApproximate area 200 Decimal 200 EIGHT FOUR H
(0.084 HA)

SIR/MADAM,

Part B — Proprietorship Section

7-26-3-2018 - SIMON MUTWINI MUGAMBI
8-27-3-2018 - TITL - ISSUES

Name and address of proprietor

Inhibitions, cautions and restrictions None NONE UNDER SEE

Part C — Encumbrances Section (leases, charges, etc.)

1-3-8-2018 - CHANGE TO ICCB BASIC LICENSE LEASE
SEEING THAT 5,000,000/- (FIVE MILLION LANDS)
NOTES NOTICES UNDER SEE 82+F3

The following applications are pending:

- (a)
 - (b)
 - (c)
 - (d)
- N/

1. With reference
Board gave its
meeting held on
2. Nature of Transa
 - (a) L.R. or Pa
 - (b) Locality....
 - (c) Sale, lease,
 - (d) Names of P
 - (i) from ..
 - (ii) to ..
 - (e) Length of ter
 - (f) Consideration
3. Special conditions o
 - (a)
 - (b)
 - (c)
 - (d)
 - (e)

The following certified copies are attached as requested:

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

Date 2nd day March 2017

Signed by the Registrar

Name: John WanjiruSignature: John Wanjiru

Seal Copy to:

The Commissioner of
The Central Agricultu

REPUBLIC OF KENYA

0407298

THE LAND CONTROL REGULATIONS, 1968

The CUMMAN ... Land Control Board

1515/1

To: ICB BANK KENYA LTD.

Date .. 31 November 2020

Reg. No.

L.O.R. No. 157031 2020

SIR/MADAM,

LETTER OF CONSENT

1. With reference to your application dated the 20 the
 Board gave its consent to the following controlled transaction at its Nairobi
 meeting held on the 3rd November, 2020

2. Nature of Transaction:

(a) L.R. or Parcel No. ICB/108416 - Month 13088

(b) Locality

(c) Sale, lease, subdivision, mortgage, charge, etc. Nairobi

(d) Names of Parties —

(i) from ICB BANK KENYA LTD.

(ii) to CUMMAN BANK CO LIMITED

(e) Length of term

(f) Consideration

3. Special conditions of approval of subdivision:

(a)

(b)

(c)

(d)

(e)

I am, Sir/Madam,

Your obedient servant,

Chairman

Land Control Board

Copy to:

The Commissioner of Lands, Nairobi.
The Central Agricultural Board.



REPUBLIC OF KENYA

71

THE LAND CONTROL ACT

3/3/2022

(Cap 302)

APPLICATION FOR CONSENT OF LAND CONTROL BOARD

To be submitted in TRIPPLICATE in respect of each transaction and sent to or left at the appropriate office of the Commissioner of Lands

TO: THE CHAIRMAN
LAND CONTROL BOARD

L.C.R. No. KCB03/2022

I HEREBY APPLY to the _____ Land Control Board for its consent to the transaction described below and give the following information:

a) Proprietor holder of interest (full name in BLOCK LETTERS)
CB BANK KENYA LTD

b) Nationality KENYAN

c) Address P.O BOX 48400-00100 NAIROBI

a) Proposed purchaser, transferee, mortgagee, chargee, allottee, etc. (full name in BLOCK LETTERS) LIAM AND BROTHER CO. LIMITED

b) If a limited liability company, names of directors, authorised and issued share capital and principal shareholders; if a co-operative society, names of chairman, secretary and treasurer and total number of members-

N/A

c) Nationality KENYAN Certificate No: -

d) Address P.O BOX 53295-00200 NAIROBI

Nature of transaction (e.g. sale, gift, lease, mortgage, charge etc. if sale or allotment of shares name of company, number and particulars of shares to be transferred)

TRANSFER

Term (i.e. the length of time for which the land affected is to be transferred or leased if sale or allotment of shares, authorised share capital of the company and numbers of shares issued at the date of application)

ABSOLUTE

Description of Land:-

L.R. of Parcel Number: KAJIADO/KAPUTIEI NORTH/13088

Area: 0.084 HA

Locality: KAJIADO

County Council: KAJIADO



Kencom House,
Moi Avenue,
P.O. Box 48400 - 00100,
Nairobi, Kenya.
Tel: +254 20 3270000,
2852000, 2851000
Mobile: +254 711012000/
734 108200

28 February 2022

PPLICATE

Kajiado Land Registrar,
Kajiado Lands Registry,
KAJIADO.

RE: **SALE OF PROPERTY TITLE NO. KAJIADO/KAPUTEI NORTH/13088 IN
THE NAME OF CARSIM ENTERPRISES LIMITED**

ficial
only

Please note that KCB Bank Kenya Limited exercised its statutory power of sale to dispose the above-mentioned property through a public auction which was staged on 2 September 2021 and the highest bidder, Liam and Brother Company Limited, Registration Number PVT-27UKZJ9, successfully acquired the property.

The bank has fully executed all the transfer documents by chargee as required by the law. We should therefore be grateful if you could actualize the transfer to Liam and Brother Company Limited.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Bonnie Okumu".

BONNIE OKUMU
GROUP GENERAL COUNSEL

/Im