

THE REPUBLIC OF KENYA

LAWS OF KENYA

THE LAND REGISTRATION (GENERAL) REGULATIONS

NO. 278 OF 2017

Revised and published by the National Council for Law Reporting
with the authority of the Attorney-General as gazetted by the Government Printer

www.kenyalaw.org

Kenya

Land Registration Act

The Land Registration (General) Regulations

Legal Notice 278 of 2017

Legislation as at 25 April 2024

By Kenya Law and Laws.Africa. Share widely and freely.

www.kenyalaw.org | info@kenyalaw.org

FRBR URI: /akn/ke/act/ln/2017/278/eng@2024-04-25

There is no copyright on the legislative content of this document.

This PDF copy is licensed under a Creative Commons Attribution NonCommercial ShareAlike 4.0 License (CC BY-NC-SA 4.0). This license enables reusers to distribute, remix, adapt, and build upon the material in any medium or format for noncommercial purposes only, and only so long as attribution is given to the creator. If you remix, adapt, or build upon the material, you must license the modified material under identical terms. CC BY-NC-SA includes the following elements:

- BY: credit must be given to the creator.
- NC: Only noncommercial uses of the work are permitted.
- SA: Adaptations must be shared under the same terms.

Share widely and freely.

The Land Registration (General) Regulations (Legal Notice 278 of 2017)
Contents

1. Citation 1
2. Interpretation 1
Part II – ORGANISATION AND ADMINISTRATION OF REGISTRIES 2
3. Oath of office 2
4. Official stamp 2
5. Seal of the registry 2
6. Business days 2
7. Serialization and keeping of the presentation book 2
8. Priority of registration 3
9. Contents of the register 3
10. Contents of the property section 3
11. Additional Contents of property section for sectional units 3
12. Contents of the proprietorship section 3
13. Contents of the encumbrance section 4
14. Application to register a community land 4
15. Contents of the proprietorship section of community land register 4
16. Forms of registers 4
Part III – POWER OF ATTORNEY 4
17. General Power of Attorney 4
18. Specific Power of Attorney 5
19. Irrevocable Power of Attorney 5
20. Revocation of Power of Attorney 5
Part IV – REGISTRATION UNDER THE REGISTER 5
21. Application for registration to be in prescribed form 5
22. Documents in support of applications 5
23. Spousal interest 6
24. First Registration after adjudication 6
25. First registration after consolidation 6
26. First registration after allocation 6
27. Lost documents 6
28. Reconstruction of a land register 7
29. Reconstruction of a land register where title documents are missing 7
30. Application for a certificate 7
31. Form of certificate of title and certificate of lease 8

32. Time for registration 8
33. Application in order of time 8
34. Additional requirements 8
35. Rejection of an application 8
36. Mode of Payment of fees 9
37. Appeal 9
38. Continuation of application by operation of law 9
39. Supervision by the Chief Land Registrar 9
Part V – BOUNDARIES 9
40. Application for re-establishing a missing boundary or ascertainment of a boundary in dispute 9
41. Application for ascertaining and fixing boundaries 10
42. Order to demarcate and maintain boundaries 10
43. Application for combination or subdivision 10
44. Application for re-parcellation 11
45. Application for partition 11
46. Application in absence of consent by co-tenant 11
47. Consent of a chargee to partition 12
Part VI – DISPOSITION AFFECTING LAND 12
48. Terms and conditions of sale 12
49. Requirements for transfer 12
50. Transfer Subject to an encumberance 12
51. Transfer of undivided share 12
52. Transfer of a joint interest 13
53. Severance of joint tenancy 13
54. Transmission on death of a joint tenant 13
55. Transmissions subject to confirmation of grant or probate 14
56. Transfer to personal representative 14
57. Transfer by personal representative to beneficiary 14
58. Transfer by personal representative to third party 14
59. Transmission on bankruptcy 15
60. Transmission on liquidation 15
61. Transfer to companies and limited liability partnership 15
62. Transmission in other cases 16
63. Document executed under the power of Attorney 16
64. Application to be registered as trustee 16

65. Registration of disposition in favour of trustees incorporated under the Trustees (Perpetual Succession) Act (Cap. 164) 16
66. Transfer by a trustee 16
Part VII – CHARGES 16
67. Form of a charge 16
68. Priority rights of prior chargees 16
69. Consent for second or subsequent charge 17
70. Registration of a charge, second charge or subsequent charge 17
71. Registration of an informal charge 17
72. Memorandum of variation of a charge 17
73. Transfer of charge 17
74. Discharge of charge 17
75. Application by a chargee to be registered as proprietor 18
Part VIII – LEASES 18
76. Form of a lease 18
77. Long term Lease for part of a building 19
78. Surrender of lease 19
Part IX – INHIBITIONS, RESTRICTIONS AND CAUTIONS 20
79. Registration of a court order of inhibition 20
80. Registration of a caution 20
81. Registration of a restriction 20
Part X – EASEMENT AND ANALOGOUS RIGHTS 21
82. Grant of easement or analogous right 21
83. Cancellation of easement or analogous right 21
84. Consent from persons entitled to benefit from easement or analogous right 21
85. Application for cancellation of grant of easement or analogous right 21
Part XI – OFFICIAL SEARCHES 21
86. Official Search 21
Part XII – FORMS 22
87. Use of forms 22
88. Execution of forms 22
89. Format legibility and completeness of forms 22
Part XIII – ELECTRONIC REGISTRATION AND CONVEYANCING 22
90. Electronic dispositions 22

Part XIV – CORRECTIONS, RECTIFICATIONS AND INDEMNITY 24
91. Corrections of an error on the register 24
92. Notice of rectification of register 24
93. Conduct of hearing for rectification of the register 24
94. Court mandated alteration of the register 24
Part XVI – ADDRESS FOR SERVICE AND NOTICES 24
95. Detail of address of service 24
96. Mode of service of notices by the Registrar 25
Part XV – MISCELLANEOUS 26
97. Fees 26
98. Assessment of fees 26
99. Payment of fees 26
100. Production of document for inspection 27
101. Storage of instruments 27
102. Consideration 27
FIRST SCHEDULE [r. 3] 27
SECOND SCHEDULE [r. 5(1)] 28
THIRD SCHEDULE [r. 32(1)] 28
FOURTH SCHEDULE [r. 88(1)] 29
FIFTH SCHEDULE [r. 93(1)] 29
SIXTH SCHEDULE 30
SEVENTH SCHEDULE [(r. 97(1)] 227

LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS

LEGAL NOTICE 278 OF 2017

Published in Kenya Gazette Vol. CXIX—No. 175 on 24 November 2017

Commenced on 24 November 2017

[Revised by 24th Annual Supplement (Legal Notice 221 of 2023) on 31 December 2022]
[Amended by Land Registration (General) (Amendment) Regulations, 2023 (Legal Notice 36 of 2024) on 26 January 2024]
[Amended by Land Registration (General) (Amendment) Regulations, 2024 (Legal Notice 77 of 2024) on 25 April 2024]

1. Citation

These Regulations may be cited as the Land Registration (General) Regulations.

2. Interpretation

In these Regulations, unless the context otherwise requires—

"**business day**" has the meaning assigned to it under regulation 4;

"**business hours**" means the period—

(a) from nine o'clock in the morning to one o'clock in the afternoon; and

(b) from two o'clock to four o'clock on a business day;

"**cautioner**" means the person who lodges a caution or on whose behalf a caution has been lodged;

"**Certificate of Compliance**" has the meaning ascribed to it by the Companies Act (Cap. 486);

"**electronic form**" means a form produced by making a copy image or reproduction of a written instrument;

"**electronic instrument**" means an instrument in an electronic form;

"**encumbrance**" means any charge, lease or other interest which adversely affects land or an interest in land or lease;

"**first registration**" means—

(a) an interest noted under any of the repealed Acts, on the commencement of this Act by virtue of sections 104 and 105 of the Act in the case of—

(i) a grant;

(ii) certificate of title;

(iii) certificate of lease;

(iv) a register issued or maintained under the repealed Act; or

(b) in any other case the date on which the land first came on to the land register;

"**foreign company**" means a corporate entity incorporated outside Kenya;

"**transition register**" a register maintained under section 104 during the transition period; and

"**presentation book**" means the presentation book kept under regulation 5.

Part II – ORGANISATION AND ADMINISTRATION OF REGISTRIES

3. Oath of office

(1) The Registrar shall, before assuming office, take the oath or affirmation of office prescribed in the First Schedule.

(2) The Registrar may, when conducting hearings or taking evidence under the Act, administer an oath or take an affirmation or declaration from any person entitled by law to affirm or declare.

4. Official stamp

(1) Each Registrar shall keep a unique stamp bearing an official number and name of the Registrar.

(2) The Registrar shall use the stamp while performing official duties and shall surrender the stamp to the Chief Land Registrar in the event of change in the registration duties.

5. Seal of the registry

(1) Each registry shall have a seal with distinct features as specified in the Second Schedule.

(2) The seal of the registry shall be authenticated by the Registrar.

6. Business days

(1) Subject to paragraph (2) the registry shall be open to the public every day except Saturdays, Sundays and public holidays during business hours.

(2) The Registrar may vary the business days and business hours of the registry.

7. Serialization and keeping of the presentation book

(1) All instruments accepted by a Registrar for filing or registration shall be given a serial number which shall be numbered consecutively in the order of the time in which they are presented.

(2) In each registry, the Registrar shall keep a record, to be known as the presentation book, in Form LRA I set out in the Sixth Schedule, which shall record—

(a) a description of every application made or instrument presented to the Registrar for filing or registration;

(b) a date and time of presentation; and

(c) a serial number.

(3) An application or instrument received on a business day is to be recorded at the time of the day that notice when it is entered in the presentation book.

(4) An application or instrument received on a day which is not a business day (if accepted) is to be taken as made at first minute of the next business day after the day it was received.

(5) An application or instrument shall be received—

(a) when it is delivered to the designated proper office in the Registry; or

(b) when it is delivered to the Registrar under any relevant notice given under the Act or by the Registrar under these Regulations.

8. Priority of registration

For the purposes of priority, the time of presentation of instruments as noted in the presentation book shall be the time of registration and the serial number assigned to the application or instrument shall determine the priority of the instruments.

9. Contents of the register

The land register referred to under section 7 of the Act shall contain—

(a) the property section;

(b) the proprietorship section; and

(c) the encumbrance section.

10. Contents of the property section

(1) The property section of a land register under regulation 9(a) shall contain a description of a parcel specifying—

(a) the registration unit, registration section, block number and parcel number of the parcel;

(b) the approximate area of the parcel;

(c) any easement and analogous rights benefitting or affecting the parcel;

(d) the user of the parcel;

(e) cadastral sheet number of the parcel;

(f) cadastral plan number (for parcels with fixed boundaries); and

(g) such other matters as may be required to be entered under the Act and these Regulations or any other law.

(2) The description in paragraph (1)(b) shall not be included for the purposes of registering of sectional units.

11. Additional Contents of property section for sectional units

For sectional units, the property section of a register for a lease under section 54(4) and (5) of the Act, shall in addition to the details in regulation 10 contain—

(a) a section plan number;

(b) a unique suffix number to the section unit;

(c) the approximate floor area of the section unit; and

(d) approximate area in case of lease of part of the parcel.

12. Contents of the proprietorship section

The proprietorship section of a register under regulation 9(b) shall contain a description of a proprietor of a parcel specifying—

(a) the name of a proprietor including the identification details in the case of individual or, if the proprietor is a corporate entity, the registration number;

(b) the gender of a proprietor, where applicable;

(c) the postal and physical address of the proprietor for service in Kenya;

(d) where available, the telephone numbers and email address of a proprietor;

(e) the personal identification number of a proprietor;

(f) the nationality of the proprietor;

(g) any inhibitions, cautions or restrictions affecting the proprietor's right of disposition and which are required to be noted under the Act; and

(h) such other matters as may be required to be entered under the Act or any other law.

13. Contents of the encumbrance section

The encumbrance section of a register under regulation 9(c) shall contain—

(a) the details of any encumbrance or right adversely affecting the land or interest in land;

(b) the name and address for service of the encumbrancer;

(c) any dealings with the encumbrancer including matters affecting its priority capable of being noted on the register;

(d) any easement or analogous right affecting the land; and

(e) such other matters as are required to be entered under the Act or these Regulations.

14. Application to register a community land

Subject to the law relating to community land, an application to register a parcel of land as community land shall be accompanied by the documents set out in section 8(1) of the Act.

15. Contents of the proprietorship section of community land register

The proprietorship section of a register that pertains to community land shall contain—

(a) the name of the community identified in accordance with Article 63 of the Constitution, the Community Land Act (Cap. 287) and any other law relating to community land;

(b) the registration number of the community, where applicable;

(c) the details set out in regulation 12(b)(c)(d) and (f); and

(d) any other requirement under the Community Land Act (Cap. 287) or under any written law.

16. Forms of registers

(1) The register shall, in the case of an absolute title, be in Form LRA 2 set out in the Sixth Schedule.

(2) The register shall, in the case of a leasehold title, be in Form LRA 3 set out in the Sixth Schedule.

(3) The register of powers of attorney shall be in the prescribed Form LRA 4 set out in the Sixth Schedule.

(4) A register shall be maintained in both a paper form and an electronic format.

Part III – POWER OF ATTORNEY

17. General Power of Attorney

A person who wishes to register a general power of attorney shall present a request to the Registrar it in Form LRA 5 set out in the Sixth Schedule.

18. Specific Power of Attorney

A person who wishes to register specific power of attorney shall present a request to the Registrar in Form LRA 6 set out in the Sixth Schedule.

19. Irrevocable Power of Attorney

A person who wishes to register an irrevocable power of attorney shall present a request to the Registrar in Form LRA 7 set out in the Sixth Schedule.

20. Revocation of Power of Attorney

A person who wishes to revoke a registered power of attorney may present a request to the Registrar in Form LRA 8 set out in the Sixth Schedule.

Part IV – REGISTRATION UNDER THE REGISTER

21. Application for registration to be in prescribed form

(1) Except where an instrument has been prepared by the Registrar, every instrument presented for registration shall be accompanied by an application for registration in the prescribed form.

(2) Any application made under the Act or these Regulations for which no other application form is prescribed must be made in Form LRA 9 set out in the Sixth Schedule.

22. Documents in support of applications

(1) Unless the Registrar otherwise directs, every application for registration shall be accompanied by—

(a) all such original title documents or other documents relating to the land or the interest in land;

(b) a cadastral plan (where applicable) approved by the office or authority responsible for land survey;

(c) such other documents as the Registrar may reasonably require for purposes of clearly identifying the land or interest in land; and

(d) a list, in duplicate, specified in Form LRA 9 set out in the Sixth Schedule of all the documents lodged with the Registrar.

(2) Except as otherwise provided in the Act or these Regulations, all instruments presented for registration shall where applicable be in two counterparts and each counterpart shall be deemed an original.

Provided that for purposes of registration one counterpart shall be marked as "original" and the other as "counterpart".

(3) Upon registration, the Registrar shall retain one counterpart and return the counterpart marked "original" to the applicant.

(4) When considering an application for registration, the Registrar may—

(a) make searches and enquiries over the parcel;

(b) give such notices as are required under the Act or these Regulations to other persons;

(c) direct that searches and enquiries be made by the applicant; or

(d) where necessary advertise the application.

23. Spousal interest

(1) A registered proprietor may apply to the Registrar for inclusion of the name of their spouse(s) in the register.

(2) A spouse of a registered proprietor may apply to the Registrar to be included in the register as a spouse in Form LRA 10 set out in the Sixth Schedule.

(3) The Registrar shall, within fourteen days of receipt of the application made under paragraph (2), issue a thirty days' notice of intention to note a spouse in the register to a registered proprietor in Form LRA 11 set out in the Sixth Schedule.

(4) The Registrar shall, in the absence of any objection from the registered proprietor upon expiry of the notice period in paragraph (3), include the applicant under paragraph (2) in the register as a spouse.

(5) The Registrar shall refuse to include the applicant under paragraph (2) in the register as a spouse on receipt of an objection from the registered proprietor.

(6) The Registrar shall give reasons for the decision made in accordance with paragraph (5).

(7) The entry of the name of a spouse in the register under paragraph (4) above does not confer ownership status to the spouse.

24. First Registration after adjudication

(1) The first registration pursuant to an adjudication process under the Land Adjudication Act, (Cap. 284) shall be based on the adjudication register and the Registrar shall note in the land register such restrictions or conditions as may be applicable.

(2) In this regulation, an "adjudication register" means the adjudication register referred in section 24 of the Land Adjudication Act, (Cap. 284).

25. First registration after consolidation

(1) The first registration pursuant to a consolidation under the Land Consolidation Act (Cap. 283) shall be based on the adjudication register and the Registrar shall note in the land register such restrictions or conditions as may be necessary.

(2) In this regulation an "adjudication register" means the adjudication register mentioned in section 24 of the Land Consolidation Act (Cap. 283).

26. First registration after allocation

The first proprietor noted in the register of any parcel or interest in land pursuant to an allocation process shall be the registered proprietor and the Registrar shall note in the land register such restrictions or conditions as may be necessary.

27. Lost documents

(1) A person whose instrument is lost, destroyed or misplaced shall apply for a replacement in Form LRA 12 set out in the Sixth Schedule and the application shall be supported by such evidence as is required under section 33 of the Act.

(2) Upon receipt of an application under paragraph (1), the registrar shall, by a notice in the *Gazette* in Form LRA 13, notify the public of the loss, destruction or misplacement.

(3) Where an instrument that has been lodged at a registry is lost, destroyed or misplaced, the Registrar shall notify the registered proprietor, in writing, of such loss, destruction or misplacement for purposes making an application under paragraph (1).

28. Reconstruction of a land register

(1) On loss or destruction of the land register, a person claiming to be a registered proprietor may apply to the Registrar for the reconstruction of the register in Form LRA 14 set out in the Sixth Schedule.

(2) Where the applicant under paragraph (1) is a body corporate, the application shall be accompanied by a statutory declaration in Form LRA 15 set out in the Sixth Schedule.

(3) Where the applicant under paragraph (1) is a natural person, the application shall be accompanied by a statutory declaration in Form LRA 16 set out in the Sixth Schedule.

(4) An applicant under paragraph (1) shall provide an indemnity in Form LRA 17 set out in the Sixth Schedule to the Registrar.

(5) Upon receipt of an application made under paragraph (1), the Registrar shall notify the loss by notice in the *Gazette* in Form LRA 18 set out in the Sixth Schedule.

(6) After the expiry of the notice in paragraph (3), the Registrar shall obtain clarification on the parcel status from—

(a) the office or authority responsible for survey;

(b) the office or authority responsible for land administration; and

(c) any other office the Registrar may deem necessary.

(7) Upon clarification under paragraph (4) and no objection has been raised against the application made under paragraph (1), the Registrar may reconstruct the land register.

29. Reconstruction of a land register where title documents are missing

(1) Where the title documents are lost or destroyed, a person claiming to be a registered proprietor to make an application for reconstruction of the register in Form LRA 14 set out in the Sixth Schedule to the Registrar.

(2) Where the applicant under paragraph (1) is a body corporate, the application shall be accompanied by a statutory declaration in Form LRA 15 set out in the Sixth Schedule.

(3) Where the applicant under paragraph (1) is a natural person, the application shall be accompanied by a statutory declaration in Form LRA 16 set out in the Sixth Schedule.

(4) An applicant under paragraph (1) shall provide an indemnity to the Registrar in Form LRA 17.

(5) Upon receipt of an application made under paragraph (1), the Registrar shall notify the loss by notice in the *Gazette* in Form LRA 18 set out in the Sixth Schedule.

(6) After the expiry of the notice in paragraph (3), the Registrar shall obtain clarification on the parcel status from—

(a) the office or authority responsible for survey;

(b) the office or authority responsible for land administration; and

(c) any other office the Registrar may deem necessary.

(7) Upon clarification under paragraph (4) and no objection has been raised against the application made under paragraph (1), the Registrar may reconstruct the land register.

30. Application for a certificate

(1) A person who has an interest in land for which a certificate of lease or a certificate of title is to be issued may apply to the Registrar for the certificate in Form LRA 19 set out in the Sixth Schedule.

(2) An applicant under paragraph (1) shall pay the prescribed fees.

(3) The application under paragraph (1) shall be accompanied by—

(a) all instruments evidencing ownership in respect of the land or interest in land which are in possession of the proprietor except any document which is already in possession of the registry pursuant to an ongoing transaction; and

(b) an official search in respect of the land or interest in land issued within the preceding thirty days.

(4) Upon Compliance with paragraphs (1), (2) and (3), the Registrar shall issue a certificate of lease or a certificate of title, whichever is applicable.

31. Form of certificate of title and certificate of lease

(1) A certificate of title issued by the Registrar, in accordance with section 30 of the Act, shall be in Form LRA 20 set out in the Sixth Schedule and shall include all subsisting entries and encumbrances noted on the relevant register.

(2) A certificate of lease issued by the Registrar, in accordance with section 30 of the Act, shall be in Form LRA 21 set out in the Sixth Schedule and shall include all subsisting entries and encumbrances noted on the relevant register.

(3) An application by the registered proprietor for the replacement of a certificate of title or a certificate of lease issued by the Registrar in accordance with section 33 of the Act shall be in Form LRA 12 set out in the Sixth Schedule.

32. Time for registration

(1) The time for registration of instruments presented for registration shall be as set out in the Third Schedule.

(2) The Registrar may, for sufficient cause, extend the time prescribed for registration under this regulation provided always that such extension of time shall have regard to the need for efficient delivery of services to the public.

33. Application in order of time

The Registrar shall ensure that applications for registration are dealt with in the order of the time in which they were lodged.

34. Additional requirements

(1) The Registrar may make inquiries and request for such additional evidence and documents as he considers necessary when he receives an application for registration.

(2) The Registrar may specify a period, of not less than seven business days, within which the applicant must comply with the requirement in paragraph (1).

(3) If an applicant fails to comply with the requirements in this regulation, the Registrar may reject the application.

35. Rejection of an application

(1) The Registrar may reject an application that appears to the Registrar—

(a) to be substantially defective; or

(b) to have been submitted for registration without the requisite documents required under the Act or these Regulations.

(2) The Registrar may reject an application under paragraph (1) when the application is lodged for registration or at any time thereafter, and communicate the rejection in Form LRA 22 set out in the Sixth Schedule and state the reason for the rejection.

36. Mode of Payment of fees

(1) Subject to regulation 97, all fees payable to the Registrar under these Regulations shall be payable—

(a) by electronic means; or

(b) by banker's cheque.

(2) Where the prescribed fees are paid by means of a banker's cheque, the Registrar shall not complete the application until the cheque is honoured and where the cheque is not honoured, the application may be cancelled and rejected.

37. Appeal

(1) A person whose application has been rejected under regulations 34 or 35 may appeal to the County Registrar and thereafter the Chief Land Registrar, if not satisfied.

(2) The County Registrar or the Chief Land Registrar as the case may be, shall hear and determine the appeal under paragraph (1) within fourteen days of receiving the appeal.

(3) There shall be a stay of registration and no instrument affecting the interest under review shall be considered for registration over the affected parcel during the fourteen days under paragraph (2).

(4) Despite paragraph (3), an applicant or any other person who is dissatisfied by the rejection of an application by the Registrar may appeal directly to the Court.

(5) A party who has made an appeal to the County Registrar or the Chief Land Registrar under this regulation shall not make a concurrent appeal to the Court until after the decision by the County Registrar or the Chief Land Registrar as the case may be, or after the fourteen days specified under paragraph (2), whichever shall occur first.

38. Continuation of application by operation of law

If, before an application has been completed, the whole of the applicant's interest is transferred by operation of law, the application may be continued by the person entitled to that interest in consequence of that transfer.

39. Supervision by the Chief Land Registrar

The Registrar shall maintain a record, known as the presentation book, showing the date and time at which every application under the Act or these Regulations was made and the status of its registration.

Part V – BOUNDARIES

40. Application for re-establishing a missing boundary or ascertainment of a boundary in dispute

(1) An interested person may apply to the Registrar for the ascertaining of a missing boundary or a boundary in dispute under section 18(3) of the Act in Form LRA 23 set out in the Sixth Schedule.

(2) The Registrar shall issue a notice in Form LRA 24 set out in the Sixth Schedule to all persons appearing in the register that may be affected or such other persons as the Registrar may deem necessary for resolution of the dispute if a person has complied with paragraph (1).

(3) The Registrar shall notify the office responsible for survey of land of the intended hearing of a boundary dispute and require their attendance if a person has complied with paragraph (1).

(4) In determining a boundary dispute lodged in accordance with paragraph (1), the Registrar shall be guided by the recommendation of the office responsible for survey of land.

(5) The Registrar shall, after giving all persons appearing for the hearing in accordance with the notifications sent under paragraphs (1) and (2) an opportunity to be heard, make a determination of the dispute and inform the parties accordingly.

(6) Any party aggrieved by the decision of the Registrar made under paragraph (5) may, within thirty days of the date of notification, appeal the decision to the Court.

(7) Upon expiry of thirty days, the Registrar shall—

(a) cause to be defined by survey the precise position of the boundaries in question;

(b) file a plan approved by the authority responsible for survey of land containing the necessary particulars; and

(c) make a note in the register that the boundaries have been fixed, and thereupon the plan shall be deemed to define accurately the boundaries of the parcel.

(8) A dispute for determination of a boundary and or parcel shall, unless in the case of special circumstances, be completed within a period not exceeding six months from the date of filing the application.

41. Application for ascertaining and fixing boundaries

(1) An interested person may apply to the Registrar for the ascertaining and fixing of boundaries of land under section 19 (1) of the Act, in Form LRA 23 set in the Sixth Schedule.

(2) The notice issued by the Registrar under section 19(1) of the Act shall be in Form LRA 24 set out in the Sixth Schedule.

(3) When making a decision under section 19(1) of the Act, the Registrar shall follow the procedure outlined in regulation 40.

42. Order to demarcate and maintain boundaries

The Registrar may order a registered proprietor to demarcate and maintain boundaries under section 20(2) and (3) of the Act in Form LRA 25 set out in the Sixth Schedule.

43. Application for combination or subdivision

(1) A proprietor may apply to the Registrar for combination or subdivision under section 22(1) or (2) of the Act, in Form LRA 26 set out in the Sixth Schedule.

(2) An application under (1) shall be supported by—

(a) a copy of an approval of development application from the relevant County Government for the subdivision or combination;

(b) a copy of the registered Mutation Form in Form LRA 27 set out in the Sixth Schedule;

(c) a cadastral map for the subdivision or combination;

(d) a cadastral plan for each resultant parcel (for parcels with fixed boundaries);

(e) the certificate of title or the certificate of lease of the parcel being subdivided or parcels being combined;

(f) any consent required for the combination and subdivision;

(g) any other approval required under any applicable legislation for the subdivision or combination; and

(h) any other documents required under any written law.

44. Application for re-parcellation

(1) The proprietors of contiguous parcels may apply for the change of the layout of their parcels under section 23 of the Act in Form LRA 28 set out in the Sixth Schedule.

(2) An application under (1) shall be supported by—

(a) the certificates of title or the certificates of lease of the parcels being re-parcelled;

(b) a cadastral map for the re-parcellation;

(c) a cadastral plan for each resultant parcel for parcels with fixed boundaries;

(d) any consent required for the re-parcellation;

(e) copy of approval of development application from the relevant County Government for the re-parcellation;

(f) a copy of the registered Mutation in Form LRA 27 set out in the Sixth Schedule;

(g) any other approval required under any applicable legislation for the re-parcellation; and

(h) any other document required under any written law.

45. Application for partition

(1) A tenant in common may apply for partition of land held in common under section 94(1) of the Act, in Form LRA 29 set out in the Sixth Schedule.

(2) An application in (1) shall be supported by—

(a) the certificate of title or the certificate of lease of the parcel being partitioned;

(b) cadastral map for the partition;

(c) cadastral plan for each resultant parcel, for parcels with fixed boundaries;

(d) any consent required for the partition;

(e) copy of the registered Mutation in Form LRA 27 set out in the Sixth Schedule;

(f) copy of approval of development application from the relevant County Government for the partition; and

(g) any other document required under any written law.

46. Application in absence of consent by co-tenant

(1) An application for partition of land owned in common without the consent of the tenants in common, under section 94(2) of the Act, shall be made in Form LRA 30 set out in the Sixth Schedule.

(2) Upon receiving an application under paragraph (1), the Registrar shall issue a notice of hearing to all the tenants in common in Form LRA 31 set out in the Sixth Schedule.

(3) The order by the Registrar made pursuant to the hearing under this regulation shall set out the reasons for the decision.

(4) The decision made under paragraph (3) shall grant an aggrieved party leave to apply for judicial review.

(5) An instrument affecting an interest in land, which is the subject of the application, shall not be considered for registration until the expiry of twenty one days from the date of making the order under paragraph (3).

47. Consent of a chargee to partition

The consent of a chargee to partition land under section 97(1) of the Act shall be in Form LRA 32 set out in the Sixth Schedule.

Part VI – DISPOSITION AFFECTING LAND

48. Terms and conditions of sale

(1) Unless the parties to a contract expressly provide otherwise, the Law Society Conditions of Sale shall apply to a contract for sale of an interest in land.

(2) Despite paragraph (1), a contract for sale of an interest in land shall be subject to the provisions of the Act, any other applicable law and to any modification or any stipulation of any intention to the contrary which is expressed in the contract.

49. Requirements for transfer

(1) Subject to section 37(1) of the Act an application for the transfer of any interest in land shall be in Form LRA 33 set out in the Sixth Schedule.

(2) An application under paragraph (1) shall be supported by—

(a) the original title documents;

(b) where applicable, a land rent clearance certificate;

(c) a land rates clearance certificate;

(d) where applicable, the consent of the head lessor;

(e) any consent required for registration unless a particular consent has been endorsed on the instrument of transfer;

(f) where applicable, a form for Valuation of Stamp Duty, duly filled and approved by a government valuer; and

(g) any other document as may be required under the Act, these Regulations or any other written law.

50. Transfer Subject to an encumberance

A transfer of an interest in land subject to an encumbrance shall require the consent of the encumbrancer in Form LRA 34 set out in the Sixth Schedule.

51. Transfer of undivided share

(1) An application for the transfer of an undivided share of an interest in land under section 91 of the Act shall be in Form LRA 35 set out in the Sixth Schedule.

(2) An application under (1) shall be supported by—

(a) original title documents;

(b) where applicable, a land rent clearance certificate;

(c) a land rates clearance certificate;

(d) where applicable, the consent of the head lessor;

(e) any other consent required for registration unless a particular consent has been endorsed on the instrument of transfer;

(f) where applicable, a form for Valuation of Stamp Duty, duly filled and approved by a government valuer; and

(g) any other document as may be required under the Act or any written law.

52. Transfer of a joint interest

(1) An application for the transfer of a joint interest in land under section 91(4) of the Act, in Form LRA 36 set out in the Sixth Schedule.

(2) An application under (1) shall be supported by—

(a) original title documents;

(b) where applicable, a land rent clearance certificate;

(c) a land rates clearance certificate;

(d) where applicable, the consent of the head lessor;

(e) any other consent required for registration unless a particular consent has been endorsed on the instrument of transfer; and

(f) any other document as may be required under the Act, these Regulations or any written law.

53. Severance of joint tenancy

(1) An application for the severance of a joint tenancy under section 91(7) of the Act shall be in Form LRA 37 set out in the Sixth Schedule.

(2) An application under paragraph (1) shall be supported by—

(a) the original title documents;

(b) where applicable, a land rent clearance certificate;

(c) a land rates clearance certificate;

(d) where applicable, the consent of the head lessor;

(e) any other consent required for registration unless a particular consent has been endorsed on the instrument of transfer; and

(f) any other document as may be required under the Act, these Regulations, or any written law.

54. Transmission on death of a joint tenant

(1) A person shall notify the death of a joint tenant under section 60 of the Act and apply for the removal of the name of the deceased from the register in Form LRA 38 set out in the Sixth Schedule.

(2) The notice issued under paragraph (1) shall be supported by the original death certificate and a certified copy of death certificate.

(3) Upon the receipt of the notice in accordance with paragraphs (1) and (2), the Registrar shall—

(a) note the death in the land register;

(b) retain the certified copy of the death certificate; and

(c) return the original death certificate to the person who lodged the notice.

55. Transmissions subject to confirmation of grant or probate

Unless otherwise provided by any written law no transfer of an interest in land of a deceased proprietor shall be registered until after the confirmation of the grant of letters of administration or the grant of probate as the case may be.

56. Transfer to personal representative

(1) A personal representative who wishes to be registered as an administrator or executor shall apply to be registered as an administrator as under section 61(1) of the Act in Form LRA 39 set out in the Sixth Schedule.

(2) An application under paragraph (1) shall be supported by a copy of the grant of letters of administration or the grant of probate, duly certified by the Court.

(3) A personal representative who is otherwise not noted on the register despite having complied with paragraphs (1) and (2), may apply to be registered by transmission as a proprietor jointly with the other personal representative in Form LRA 40 set out in the Sixth Schedule.

(4) Upon receiving an application for registration under paragraph (3) the Registrar shall notify the registered personal representative of the application in Form LRA 41 set out in the Sixth Schedule provided that no such notice shall be required if the registered personal representative has consented to the application.

57. Transfer by personal representative to beneficiary

(1) A transfer by a personal representative to a beneficiary under section 61(2) of the Act shall be in Form LRA 42 set out in the Sixth Schedule.

(2) A transfer under paragraph (1) shall be supported by—

(a) a copy of the grant of letters of administration or the grant of probate, duly certified by the Court;

(b) a copy of the certificate of confirmation of the grant of letters of administration or a grant of probate, duly certified by the Court;

(c) the certificate of title or the certificate of lease of the parcel;

(d) where applicable, a land rent clearance certificate;

(e) a land rates clearance certificate;

(f) where applicable, the consent of the head lessor;

(g) any other consent required for registration unless a particular consent has been endorsed on the instrument of transfer; and

(h) any other document as may be required under the Act, these Regulations, or any written law.

58. Transfer by personal representative to third party

(1) A transfer by a personal representative to a purchaser or any other party under section 61(2) of the Act shall be in Form LRA 43 set out in the Sixth Schedule.

(2) A transfer under (1) shall be supported by—

(a) a copy of the grant of letters of administration or the grant of probate, duly certified by the Court;

(b) a copy of the certificate of confirmation of the grant of letters of administration or the grant of probate, duly certified by the Court;

(c) the certificate of title or the certificate of lease of the parcel;

(d) where applicable, a land rent clearance certificate;

(e) a land rates clearance certificate;

(f) where applicable, the consent of the head lessor;

(g) any other consent required for registration unless a particular consent has been endorsed on the instrument of transfer; and

(h) any other document as may be required under the Act, these Regulations, or any written law.

59. Transmission on bankruptcy

(1) An application by a trustee in bankruptcy to be registered as a proprietor of an interest in land under section 63 of the Act shall be in Form LRA 44 set out in the Sixth Schedule.

(2) An application under paragraph (1) shall be supported by—

(a) a copy of the order of the Court adjudging a proprietor bankrupt, duly certified by the Court Registrar; and

(b) a transfer by a trustee in bankruptcy which shall be in Form LRA 45 set out in the Sixth Schedule.

60. Transmission on liquidation

(1) An application by a liquidator to be noted on the register under section 64 of the Act shall be in Form LRA 46 set out in the Sixth Schedule.

(2) An application under paragraph (1) shall be supported by—

(a) if a company is incorporated in Kenya—

(i) a copy of the vesting order, duly certified by the Court; and

(ii) a statutory declaration by the applicant in Form LRA 47 set out in the Sixth Schedule confirming compliance with the requirements under the Companies Act (Cap. 486); or

(b) if a foreign company, a copy of a resolution duly certified by a company secretary or a notary public, appointing the liquidator.

(3) A transfer by a liquidator shall be in Form LRA 48 set out in the Sixth Schedule.

61. Transfer to companies and limited liability partnership

(1) Subject to any written law, every application for transfer of an interest in land to companies and limited liability partnerships incorporated in Kenya shall be in Form LRA 49 set out in the Sixth Schedule and shall include the registration number of the entities and be supported by the documents set out in regulation 49.

(2) Subject to any written law, every application for transfer of an interest in land to a foreign company shall be supported by the documents set out in regulation 49 together with a certificate of compliance duly certified by the issuing authority.

62. Transmission in other cases

(1) An application to be registered as a proprietor under section 65 of the Act shall be in Form LRA 50 set out in the Sixth Schedule.

(2) An application under paragraph (1) shall be supported by—

(a) where applicable, a copy of an order of a Court duly certified by the Court Registrar; or

(b) in the case of an order issued by a country which does not have reciprocating rights under the Foreign Judgments (Reciprocal Enforcement) Act, a certificate by a notary public, conferring to the applicant a right to the interest in the land or lease; and

(c) a statutory declaration by the applicant in Form LRA 47 set out in the Sixth Schedule.

63. Document executed under the power of Attorney

Where a document is executed by an attorney is delivered to the registry, the deliverer shall produce, before the registrar, a duly registered instrument creating the power and the details of the instrument shall be included in the document so executed.

64. Application to be registered as trustee

(1) An application to be registered as a trustee under section 66 of the Act shall be in Form LRA 51 set out in the Sixth Schedule.

(2) An application under paragraph (1) may be supported by a copy of the instrument creating the trust certified as a true copy of the original by an advocate or a notary public.

65. Registration of disposition in favour of trustees incorporated under the Trustees (Perpetual Succession) Act (Cap. 164)

(1) In any registrable disposition in favour of trustees incorporated under the Trustees (Perpetual Succession) Act (Cap. 164), it shall be described as "a body corporate under the Trustees (Perpetual Succession) Act (Cap. 164)" on the disposition.

(2) An application under paragraph (1) shall be supported by a copy of the instrument creating the trust certified as a true copy of the original by an advocate or a notary public.

66. Transfer by a trustee

A transfer by a trustee shall be in Form LRA 52 set out in the Sixth Schedule.

Part VII – CHARGES

67. Form of a charge

(1) A proprietor may register a charge other than an informal charge or customary charge under section 56 and 57 in Form LRA 53 set out in the Sixth Schedule.

(2) A proprietor may register an informal charge (other than a customary charge) under section 56 of the Act and section 79(6) of the Land Act (Cap. 280) in Form LRA 54 set out in the Sixth Schedule.

68. Priority rights of prior chargees

The consent by a prior chargee shall specify the priority rights for the subsequent charge and the Registrar shall note the ranking in the register.

69. Consent for second or subsequent charge

The consent for a second or subsequent charge under section 57(2) of the Act shall be in Form LRA 55 set out in the Sixth Schedule.

70. Registration of a charge, second charge or subsequent charge

(1) An application for registration of a charge, a second charge or a subsequent charge shall be in Form LRA 9 set out in the Sixth Schedule.

(2) An application under paragraph (1) shall be supported by—

(a) in case of a first charge, the certificate of title or certificate of lease;

(b) where applicable, a land rent clearance certificate;

(c) spousal consent in Form LRA 55 set out in the Sixth Schedule;

(d) any consent required for registration, unless a particular consent has been endorsed on the charge document or has otherwise been dispensed with by the Registrar under the provisions of the Act; and

(e) any other document or approval as may be required under the Act, these Regulations or any written law.

71. Registration of an informal charge

(1) An application for registration of an informal charge shall be in Form LRA 9 set out in the Sixth Schedule.

(2) An application under (1) shall be supported by—

(a) in case of a first charge, the certificate of title or certificate of lease;

(b) any consent required for registration unless a particular consent has been endorsed on the charge document or has otherwise been dispensed with by the Registrar under the provisions of the Act; and

(c) Any other document or approval as may be required under the Act, the Community Land Act (Cap. 287) (as applicable), the Regulations, and any written law.

72. Memorandum of variation of a charge

A memorandum of variation of charge under section 84 of the Land Act (Cap. 280) shall be in Form LRA 56 set out in the Sixth Schedule.

73. Transfer of charge

A transfer of charge under section 86 of the Land Act (Cap. 280) shall be in Form LRA 57 set out in the Sixth Schedule.

74. Discharge of charge

(1) A discharge of a whole charge under section 85(1) and (4) of the Land Act (Cap. 280) shall be in Form LRA 58 set out in the Sixth Schedule.

(2) A discharge of a part of a charge under section 85(1) and (4) of the Land Act (Cap. 280) shall be in Form LRA 59 set out in the Sixth Schedule.

75. Application by a chargee to be registered as proprietor

(1) An application by a chargee to be registered as a proprietor under section 100(1) of the Land Act (Cap. 280) shall be in Form LRA 60 set out in the Sixth Schedule.

(2) An application made under (1) shall be supported by—

(a) an order of the Court issued under section 100(1) of the Land Act (Cap. 280) that is certified as a true copy by a Registrar of the court; and

(b) any other documents required for a transfer under the Act, the Regulations, and any written law.

(3) A transfer by a chargee made pursuant to section 100(3) and (4) of the Land Act (Cap. 280) shall be in Form LRA 61 set out in the Sixth Schedule.

(4) The application under paragraph (3) shall be supported by—

(a) a statutory declaration by an auctioneer supported by—

(b) relevant notices issued by an auctioneer as required by law;

(i) a certificate of auction declaring the charge as the highest bidder as provided by section 100(3) of the Land Act (Cap. 280); and

(ii) a valuation report as required by law.

(c) any other documents required for a transfer under the Act, the Regulations, and any written law.

Part VIII – LEASES

76. Form of a lease

(1) A lease over a registered land or part thereof, other than a long-term lease under section 54(5) of the Act, shall substantially be in Form LRA 62 set out in the Sixth Schedule.

(2) A lease under paragraph (1) for a part of the land shall be accompanied by—

(a) original title documents or other documents relating to the land;

(b) where applicable, a land rent clearance certificate;

(c) a land rates clearance certificate;

(d) where applicable, the consent of the head lessor;

(e) any other consent required for registration unless a particular consent has been endorsed on the lease document or has otherwise been dispensed with by the Registrar under the provisions of the Act;

(f) a sectional plan drawn by a surveyor and approved by the authority responsible for land survey which plan shall—

(i) delineate the external boundaries of the parcel and the location of the demised part of the land;

(ii) state and show the coordinates for the part of the land being leased;

(iii) state the approximate ground area of the part of the land being leased;

(iv) state and show the access road for the part of land being leased as per the standards approved by the relevant county govemment or regulatory body;

(v) state the developments (if any) being present on the part of the land being leased; and

(vi) have a unique number that is provided by the authority responsible for land survey;

(g) a transfer of lease in Form LRA 63 set out in the Sixth Schedule; and

(h) any other document or approval as may be required under the Act, these Regulations, or any other written law.

(3) The sectional plan referred to in paragraph (2)(f) shall conform to the requirements of the Sectional Properties Act with such amendments as appropriate.

77. Long term Lease for part of a building

(1) A lease for part of a building or a long term lease under section 54 (5) of the Act shall be in Form LRA 64 set out in the Sixth Schedule.

(2) A lease under paragraph (1) shall be supported by—

(a) original title documents relating to the land on which the building is;

(b) where applicable, a land rent clearance certificate;

(c) a land rates clearance certificate;

(d) where applicable, the consent of the head lessor;

(e) any other consent required for registration unless a particular consent has been endorsed on the lease document or has otherwise been dispensed with by the Registrar under the provisions of the Act;

(f) a sectional plan drawn by a surveyor and approved by the authority responsible for land survey which plan shall—

(i) delineate the external boundaries of the parcel and the location of the demised part of the land;

(ii) state and show the coordinates for the part of the land being leased;

(iii) state the approximate ground area of the part of the land being leased;

(iv) state and show the access road for the part of land being leased as per the standards approved by the relevant county government or regulatory body;

(v) state the developments (if any) being present on the Part of the land being leased;

(vi) have a unique number that is provided by the authority responsible for land survey; and

(g) a transfer of lease in Form LRA 63 set out in the Sixth Schedule; and

(h) any other document or approval as may be required under the Act, these Regulations, or any other written law.

(3) The sectional plan referred to in paragraph (2)(f) shall conform to the requirements of the Sectional Properties Act with such amendments as appropriate.

78. Surrender of lease

A surrender of a lease shall be in Form LRA 65 set out in the Sixth Schedule.

Part IX – INHIBITIONS, RESTRICTIONS AND CAUTIONS

79. Registration of a court order of inhibition

(1) A person who wishes to register an inhibition pursuant to a court order issued under section 68(1) of the Act shall make an application to the registrar.

(2) The application made under paragraph (1) shall be in Form LRA 66 set out in the Sixth Schedule.

(3) An application under paragraph (1) shall be accompanied by the said court order, duly sealed, making specific reference to the parcel of land affected.

80. Registration of a caution

(1) A person who wishes to register a caution, under section 71(3) of the Act, shall make an application to do so in Form LRA 67 set out in the Sixth Schedule.

(2) The caution shall be registered in the property section of the register.

(3) The Registrar shall issue, upon receipt of an application under paragraph (1), notice of caution, under section 72(1) of the Act to the proprietor whose land is affected by the caution in the Form LRA 68 set out in the Sixth Schedule.

(4) A person who wishes to withdraw of a caution, under section 73(1) of the Act, shall apply for the withdrawal in Form LRA 69 set out in the Sixth Schedule.

(5) An application for the removal of a caution under section 73(2) of the Act shall be made in Form LRA 70 set out in the Sixth Schedule.

(6) The Registrar may issue, upon receipt of an application under paragraph (3), a notice to remove a caution, under section 73(2) of the Act, to the cautioner, in Form LRA 71 set out in the Sixth Schedule.

(7) A cautioner may issue upon receipt of a notice under paragraph (4), a notice of objection to the removal of a caution, under section 73(4) of the Act, in Form LRA 72 set out in the Sixth Schedule to the Registrar.

(8) The Registrar shall issue, upon receipt of a notice under paragraph (6), a notice of hearing on an application to remove a caution, under section 73(4) of the Act, in Form LRA 73 set out in the Sixth Schedule to the cautioner and the proprietor.

(9) The Registrar may make an order under section 73(4) of the Act upon hearing an application to remove a caution.

(10) The order made by the Registrar under paragraph (7) shall be in Form LRA 74 set out in the Sixth Schedule.

81. Registration of a restriction

(1) An application for a restriction, under section 76 of the Act, shall be made in Form LRA 75 set out in the Sixth Schedule.

(2) The Registrar shall issue, upon receipt of an application under paragraph (1), a notice of the intention to register a restriction under section 76(1) of the Act, in Form LRA 76 set out in the Sixth Schedule.

(3) The Registrar shall issue, upon registering a restriction, a notice informing the proprietor of the registration of a restriction under section 77(1) of the Act in Form LRA 77 set out in the Sixth Schedule.

(4) A person who wishes to remove or vary a restriction under section 78(1) of the Act, shall apply in Form LRA 78 set out in the Sixth Schedule.

(5) Upon receipt of an application under paragraph (4), the registrar shall pursuant to section 78(1) of the Act issue a notice of intention to remove or vary a restriction in Form LRA 76.

(6) The Registrar shall issue, upon registering a variation or removal of a restriction, a notice informing the proprietor of the variation or removal of a restriction under section 78(1) of the Act in Form LRA 79 set out in the Sixth Schedule.

Part X – EASEMENT AND ANALOGOUS RIGHTS

82. Grant of easement or analogous right

An owner of land or a lessor may grant an easement or an analogous right under section 98 in Form LRA 80 set out in the Sixth Schedule and the grant shall be noted in register.

83. Cancellation of easement or analogous right

A person occupying the dominant land may cancel an easement granted or an analogous right created under section 98 in Form LRA 81 set out in the Sixth Schedule and present the same to the registrar who shall record the cancellation on the register.

84. Consent from persons entitled to benefit from easement or analogous right

The registrar shall, before recording any application for cancellation of an easement or analogous right under regulation 83 in the register, require the consent of any lessee or lender for the time being entitled to the benefit of any easement or analogous right in Form LRA 82 set out in the Sixth Schedule.

85. Application for cancellation of grant of easement or analogous right

A person occupying the servient land may apply to the registrar who for the cancellation of grant of easement or analogous right under section 99(3) of the Act in Form LRA 83.

Part XI – OFFICIAL SEARCHES

86. Official Search

(1) A person who wishes to conduct an official search shall apply in Form LRA 84 set out in the Sixth Schedule.

(2) The Registrar may make such alterations as he deems just to the prescribed form under paragraph (1) for the purpose of facilitating an electronic search.

(3) The Registrar shall furnish, upon receiving the application under paragraphs (1) or (2), a certificate of official search of the details in contained in the register in Form LRA 85 set out in the Sixth Schedule.

(4) A certificate of official search obtained electronically may be relied on in the same manner as a certificate of official search that was obtained manually to the extent of the information it contains.

Part XII – FORMS

87. Use of forms

(1) Subject to paragraph (2) the Registrar may make such modifications as may be required, from time to time, to enable the use of the prescribed forms electronically.

(2) For the purposes of enabling electronic transactions, the Registrar may vary the appearance but not the content of a prescribed form.

(3) Where the Act requires that an instrument shall be in a specified form, the Registrar shall not register such instrument if it is not in a specified form unless an approval is granted to register that instrument by the Registrar.

(4) An application to use as an alternative form in place of the specified form may be made to the Registrar in Form LRA 86 set out in the Sixth Schedule or in such other form as the Registrar may, from time to time, approve.

(5) An application under paragraph (4) shall be accompanied by a copy of the corresponding prescribed form and a copy of the alternative document.

(6) The Registrar may grant the application made under paragraphs (4) on such terms as the Registrar considers fit.

(7) A requirement in these rules to use a scheduled form is subject, where appropriate, to the provisions in these rules relating to the making of applications and issuing results of applications other than in paper form.

88. Execution of forms

(1) Subject to paragraph (2), the manner of execution in the forms shall be as specified in the Fourth Schedule.

(2) The execution of forms, in the cases for which they are provided, or are capable of being applied or adapted to, shall be with such alterations and additions, if any, as the Registrar may approve.

89. Format legibility and completeness of forms

(1) A form completed as a based paper document shall be—

(a) paginated;

(b) clearly and legibly completed in the English language; and

(c) contain all the information required.

(2) The signatures of persons attesting a form shall be on the same page as the name of person executing the instrument.

(3) Subject to regulation 87(3), the format of a form may, in the case of electronic instruments, be varied by the Registrar as may be necessary to enable the use of the forms electronically.

Part XIII – ELECTRONIC REGISTRATION AND CONVEYANCING

90. Electronic dispositions

(1) The register and documents required under the Act shall, where possible, be maintained in electronic form.

(2) Transactions and dealings under the Act shall, where possible, be carried out in electronic form.

(3) The Cabinet Secretary may, upon consultation with the Commission, issue guidelines from time to time, to enable—

(a) the setting up of an electronic communications system under the Registrar's management and control, for maintaining the register in an electronic form and for enabling the carrying out of transactions under this Act which are capable of being effected electronically;

(b) the access to the public of information maintained electronically;

(c) the creation of electronic documents and instruments;

(d) the recording or registration of electronic documents in the register;

(e) the electronic generation and communication of applications for registration in the register;

(f) the provision for a system of electronic payments in relation to transactions involving payment of fees; and

(g) other ancillary matters necessary for improving the land registration system and service delivery generally.

(4) Guidelines issued under paragraph (3) may—

(a) regulating the making up and keeping of the register and any other register provided for under this Act in electronic format;

(b) regulating the procedure to be followed by any person applying for information from any such register;

(c) regulating the procedure to be followed by the persons authorised to apply for recording or registration in any such register;

(d) regulating the procedure to be followed by the Registrar in relation to—

(i) any such application;

(ii) making the documents and information required available; and

(iii) the recording or registration of electronic documents to which such an application relates;

(e) regulating the use of the system under paragraph (3)(a) in relation to—

(i) the kinds of instruments which may be authorised for use in the system;

(ii) the persons who may be authorised to use the system having regard to the provisions of the Advocates Act on the qualification of persons who may draw and engross conveyancing documents and instruments;

(iii) the suspension or revocation of a person's authorisation to use the system;

(iv) the method of appeal against suspension or revocation under sub paragraph (iii);

(v) the imposition of obligations on persons using the system; and

(vi) the creation of deemed warranties (whether in favour of the Registrar or of other users) by persons using the system;

(f) modifying any enactment;

(g) specifying instruments which may be lodged electronically; and

(h) specifying the instruments or transactions for which fees may be made by electronic means.

(5) All instruments prepared electronically shall be subject to the same requirements as any other instrument under the Act or any law in force subject such modifications, relating to the format, required to enable the use of the instrument electronically.

Part XIV – CORRECTIONS, RECTIFICATIONS AND INDEMNITY

91. Corrections of an error on the register

(1) An application for rectification of an error made on the register under section 79(1)(a) of the Act shall be in Form LRA 87 set out in the Sixth Schedule.

(2) A consent to rectify an error on the register under section 79(1)(b) of the Act may be made by a company in Form LRA 88 set out in the Sixth Schedule.

(3) A consent to rectify an error on the register under section 79(1)(b) of the Act may be made by an individual in Form LRA 89 set out in the Sixth Schedule.

92. Notice of rectification of register

(1) The Registrar shall issue a notice to rectify the register under section 79(1)(c) of the Act, in Form LRA 90 set out in the Sixth Schedule to all persons interested in the rectification of the register.

(2) The Registrar shall issue a notice of intention to rectify the register under 79(2) of the Act, in Form LRA 91 set out in the Sixth Schedule.

(3) An order by a Registrar issued under section 79 of the Act shall be in Form LRA 92 set out in the Sixth Schedule.

93. Conduct of hearing for rectification of the register

(1) The conduct of hearings under section 79(4) of the Act by the Registrar shall be in accordance with the Fifth Schedule.

(2) The Registrar shall cause summons to issue in Form LRA 93 to any person who may be required to attend the hearing.

94. Court mandated alteration of the register

(1) Where a Court orders rectification of a register, that order shall include a direction to the Registrar to alter the register in terms of the order.

(2) Where the order under paragraph (1) changes the ownership details of the property on the register, the Registrar shall seek authentication from the court issuing the order provided that the authentication is sought within seven days of an application for the rectification.

(3) The application for rectification shall be presented in Form LRA 94 set out in the Sixth Schedule and be accompanied by a copy of the order that is certified by the Court.

Part XVI – ADDRESS FOR SERVICE AND NOTICES

95. Detail of address of service

(1) A person having an interest in any land shall, at the time of registration or such other time as the Registrar may specify, furnish the Registrar with their address for service in Kenya to which all notices and other communication may be sent.

(2) The person referred to in paragraph (1) may be—

(a) a registered proprietor of an interest in land;

(b) a registered beneficiary of a unilateral notice;

(c) a cautioner;

(d) a person whose consent or certificate is required for any instrument or disposition, or upon whom notice is required to be served by the Registrar; or

(e) any other person under any order or restriction.

(3) The address for service referred to in paragraph (1) shall contain—

(a) a postal address, whether or not in Kenya;

(b) subject to paragraph (7), where applicable, a post office box number in Kenya document exchange; and

(c) an electronic address of a person referred to in paragraph (2).

(4) Subject to paragraph (3), a person to whom paragraph (1) applies may give the Registrar a replacement address for service.

(5) In this regulation an electronic address means—

(a) an e-mail address, or

(b) any other the prescribed form of electronic address specified in a direction under paragraph (6).

(6) lf the Registrar is satisfied that a form of electronic address, other than an e-mail address, is the suitable form of address for service he may issue a direction to that effect.

(7) A direction under paragraph (6) may contain such conditions or limitations or both, as the Registrar considers appropriate.

96. Mode of service of notices by the Registrar

(1) All notices which the Registrar is required to issue may be served—

(a) by post, to any postal address in Kenya entered in the register as an address for service;

(b) by post, to any postal address outside Kenya entered in the register as an address for service;

(c) by electronic transmission to the electronic address entered in the register as an address for service;

(d) by hand delivery through the National or County Government administration officers within the area of their jurisdiction; or

(e) by any of the methods of service given in paragraphs (a), (b), (c) and (d) to any other address where the Registrar believes the addressee is likely to receive it.

(2) The service of a notice under paragraph (1) shall be regarded as having taken place if—

(a) for service under paragraph (1)(a), the notice is served within seven working days after being posted;

(b) for service under paragraph (1)(c), the notice is served within the same day that it was posted;

(c) for service under paragraph (1)(b), the notice is served within fourteen working days after being posted; and

(d) for service to an electronic address, the notice is served within two working days after being transmitted.

(3) In this regulation—

"post" means pre-paid delivery by a postal service, for delivery of documents within Kenya or outside Kenya as necessary; and

"working day" means any day from Monday to Friday (both days inclusive) between 6.00 a.m. and 6.00 p.m. unless that day declared to be a holiday under the Public Holidays Act.

Part XV – MISCELLANEOUS

97. Fees

(1) The fees and charges payable for the registration of documents or instruments and any other transaction shall be as prescribed in the Seventh Schedule.

(2) No fees shall be payable for the registration of any instrument in respect of any dealing in favour of the National Government, County Government, National or County Government department or agency, public body or in respect of any application, notice, caution or search made, given or presented, by or on behalf of any of those persons or, where they are required for official purposes or for the issue of any copy, to any public officer.

(3) Where a parcel is identified by reference to more than one sheet of the cadastral map, the sheets required to identify that parcel shall, for the purposes of the payment of any fees, be deemed to be one sheet only.

[LN 36 of 2024, r. 2, LN 77 of 2024, r. 2.]

98. Assessment of fees

Where any fees are payable based on the value and no consideration is expressed in the instrument, the value for the purposes of assessing stamp duty shall be the estimated market value of the property.

99. Payment of fees

(1) The fees payable for the registration of any instrument shall be by the methods specified in regulation 36.

(2) The Registrar shall impress, on all instruments and on all copies thereof presented for registration, a stamp recording the date of presentation, and such impression shall, in the absence of fraud, be conclusive evidence of the date of presentation and that the fees stated in the instrument have been paid.

(3) Unless the Registrar authorizes otherwise, fees in all cases, shall be paid through a designated bank account and a receipt of the amount paid shall be issued to the payee.

(4) Where any fees are payable for the services of the Registrar or of the authority responsible for land survey cannot be assessed until the service required by an application has been completed, the Registrar may require the applicant to deposit with the Registrar such sum not exceeding the maximum amount of the prescribed fee as the Registrar may determine, and he may decline the application until such deposit has been made.

(5) No fees paid to the Registrar in accordance with these Regulations shall be refunded except by order of the principal Secretary.

100. Production of document for inspection

A person required to produce an instrument for inspection under the Act shall produce the instrument to the Registrar within such period as the Registrar may specify in writing to that person.

101. Storage of instruments

(1) Every instrument registered or noted on the register shall be copied, microfilmed or stored by any method for the purpose of preserving the records of the Registry.

(2) The Registrar may forward any instrument, whether registered or not, to be stored in the Kenya National Archives and Documentation Service established under the Public Archives and Documentation Service Act (Cap. 19), or in any relevant Government department.

102. Consideration

(1) Where consideration is expressed in an instrument to constderatton have been paid to any party, the execution of the instrument by that party shall imply an acknowledgment of the receipt of such consideration.

(2) Where an approved prescribed form expresses the consideration for a transaction in a particular manner, the expression of consideration in any other manner, or the omission to express any consideration at all, shall not constitute a substantial departure from the approved prescribed form.

FIRST SCHEDULE [r. 3]

OATH/AFFIRMATION OF THE OFFICE OF CHIEF LAND REGISTRAR/DEPUTY CHIEF LAND REGISTRAR/COUNTY LAND REGISTRAR/LAND REGISTRAR

I ..... having been appointed (the Chief Land Registrar/Deputy Chief Land Registrar/County Land Registrar/Land Registrar under section ..... of the Land Registration Act (Cap. 300) do solemnly (swear/declare and affirm) that I will at all times obey, respect and uphold the Constitution of Kenya and all other laws of the Republic; that I will faithfully and fully, impartially and to the best of my knowledge and ability, discharge the trust and perform the functions and exercise the powers devolving upon me by virtue of this appointment without fear, favour, bias, affection or prejudice. (SO HELP ME GOD).

Sworn/declared by the said ..... at .....

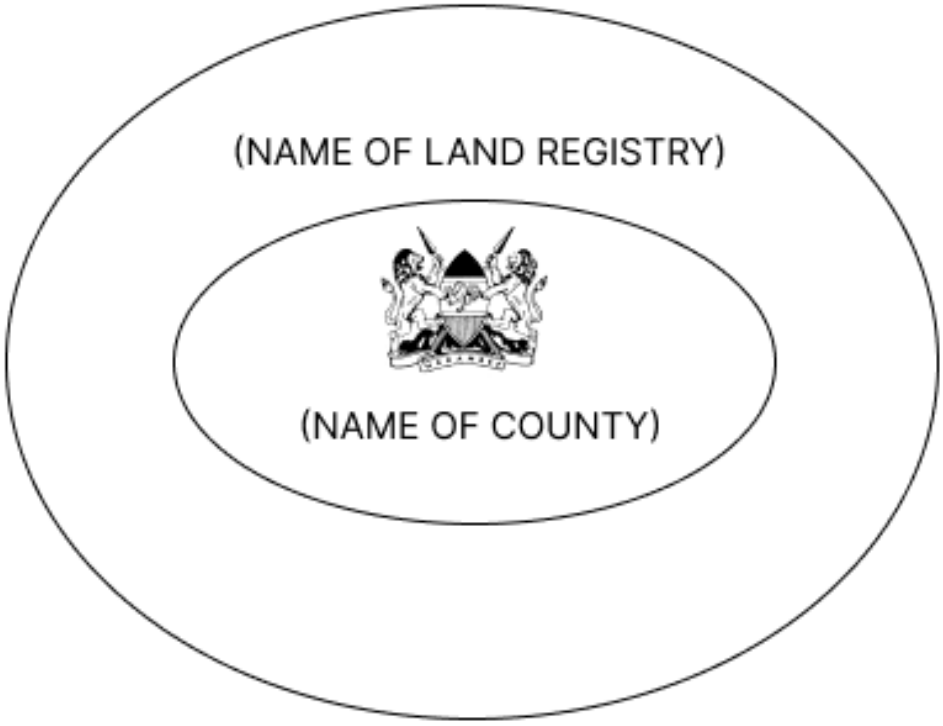
Before me this ..... Day of .....

.....

Registrar of the High Court

SECOND SCHEDULE [r. 5(1)]

SEAL OF THE REGISTRY



THIRD SCHEDULE [r. 32(1)]

THE TIME LIMIT FOR SERVICES AT THE REGISTRY

Registration of Instruments /service	Time Frame
Transfer	Within 10 days
Charge	Within 10 days
Discharge	Within 7 days
Succession, correction of names, mutation/partition	Within 10 days
Power of Attorney	Within 7 days
Lease	Within 10 days

Registration of Instruments /service	Time Frame
Cautions/withdrawals of caution	Within 10 days
Court orders/decree Attestation	Within 7 days
Issuance of search certificate	Within 5 days
Other instruments	Within 10 days

FOURTH SCHEDULE [r. 88(1)]

VERIFICATION OF INSTRUMENTS: PRESCRIBED OFFICERS AND OTHER PERSONS

1. Instrument executed in Kenya—
   (a) a person qualified to practice as an advocate;
   (b) a Judge, Magistrate or Kadhi;
   (c) the Registrar or the Deputy Registrar of the High Court;
   (d) a Registrar; or
   (e) a Superintendent of Prisons.
2. Instruments executed in foreign countries—
   (a) a notary public;
   (b) a Kenyan High Commissioner;
   (c) an Kenyan Ambassador; or
   (d) a Kenyan Head of Consulate.

FIFTH SCHEDULE [r. 93(1)]

PROCEDURE FOR HEARINGS BY THE REGISTRAR

1. The Registrar shall send a notice of hearing to all parties who have an interest in the parcel.
2. The notice of hearing shall indicate the date, time and place of the hearing.
3. A party may be represented at any stage of the proceedings by an advocate.
4. A party who opts to be represented by an advocate shall communicate with the Registrar through their advocate.
5. The Registrar shall communicate with a party who opts to be represented by an advocate only through the party's advocate.
6. If a party ceases to be represented by their advocate, the advocate or the party shall promptly notify the Registrar in writing.
7. The Registrar may require a party to a proceeding to produce a document that the Registrar deems necessary for effective determination of the matter.

8. The languages to be used during a hearing shall be Kiswahili or English.
9. Notwithstanding paragraph 8, the Registrar may seek the services of an interpreter, where the parties are not able to communicate in either Kiswahili or English.
10. The Registrar shall keep a record of the proceedings of the hearing in English.
11. A decision made by the Registrar shall be communicated to the parties or their advocates, whichever is applicable, within twenty one days from the date when the hearing is determined.
12. The Registrar may make any consequential orders in addition to the decision made under paragraph 11.

SIXTH SCHEDULE

FORMS

Form LRA 1 (r. 7(2))

PRESENTATION BOOK

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

PRESENTATION BOOK

S/ No	DESCRIPTION OF INSTRUMENT	NAME OF REGISTRATION CLERK AND DATE PASSED	DATE ENTRIES COMPLETED	DATE TITLE PRINTED	DATE OF ACTUAL REGISTRATION BY REGISTRAR	DATE DISPATCHED	REMARKS

	Title Number	Name of Instru-ment	Date Presented	Name	Date					

Form LRA 2 (r. 16(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

THE LAND REGISTER (Absolute Titles)

<table>
<tr><td colspan="3">PART A - PROPERTY SECTION</td></tr>
<tr><td>EDITION:</td><td colspan="2"></td></tr>
<tr><td>OPENED:</td><td colspan="2"></td></tr>
<tr><td>REGISTRATION UNIT:</td><td>EASEMENTS, ETC</td><td>NATURE OF TITLE</td></tr>
<tr><td>REGISTRATION
SECTION:
SECTION:</td><td rowspan="6"></td><td rowspan="6">ABSOLUTE</td></tr>
<tr><td>BLOCK NUMBER:</td></tr>
<tr><td>PARCEL NUMBER:</td></tr>
<tr><td>APPROXIMATE AREA (Ha.)</td></tr>
<tr><td>CADASTRAL MAP SHEET No.:</td></tr>
<tr><td>CADASTRAL PLAN No.:</td></tr>
</table>

USER:	REMARKS	

PART B - PROPRIETORSHIP SECTION										
ENTRY NO.	DATE	NAME OF PROPRIETOR	I.D/ PASSPORT NO	PIN NO	NATIONALITY OR COUNTRY OF INCORPORATION	ADDRESS IN KENYA, (physical & postal address); TELEPHONE & EMAIL	CERTIFICATE OF INCORPORATION/ CERTIFICATE OF COMPLIANCE NO.	CONSIDERATION	NAME OF SPOUSE(S) (IF ANY)	SIGNATURE OFREGISTRAR

PART C - ENCUMBRANCES SECTION				
ENTRY NO.	DATE	NATURE OF ENCUMBRANCE	FURTHER PARTICULARS	SIGNATURE OF REGISTRAR

(To be printed on blue paper)

Form LRA 3 (r. 16(2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

THE LAND REGISTER(Leasehold)

<table>
<tr><td colspan="3">PART A - PROPERTY SECTION</td></tr>
<tr><td>EDITION:</td><td colspan="2"></td></tr>
<tr><td>OPENED:</td><td colspan="2"></td></tr>
<tr><td>REGISTRATION UNIT:</td><td>PARTICULARS OF LEASE</td><td>NATURE OF TITLE</td></tr>
<tr><td>REGISTRATION SECTION:</td><td rowspan="3">LESSOR:
FOR INDIVIDUALS: ID No. /PASSPORT No.
FOR BODY CORPORATES:
CERTIFICATE OF INCORPORATION REGISTRATION No.
PIN NO.
NATIONALITY:
ADDRESS FOR SERVICE IN KENYA
PHYSICAL & POSTAL ADDRESS:
TELEPHONE:
EMAIL:</td><td rowspan="3">LEASEHOLD</td></tr>
<tr><td>BLOCK No:</td></tr>
</table>

PARCEL NO:	LESSEE:	
AREA: (APPROX.)	FOR INDIVIDUALS ID No./PASSPORT No. FOR BODY CORPORATES: CERTIFICATE OF INCORPORATION/REGISTRATION NO; PIN NO. NATIONALITY; ADDRESS FOR SERVICE IN KENYA PHYSICAL & POSTAL ADDRESS; TELEPHONE: EMAIL:	
CADASTRAL	RENT: TERM	
MAP SHEET NO:	FROM:	
CADASTRAL PLAN NO.:		
	N.B. 1. FOR CONVENANTS AND CONDITIONS OF THE LEASE SEE THE REGISTERED LEASE 2. WHERE THE LEASE IS OF A PART OF A PARCEL THE PARCEL NUMBER SHOWN ON THE FILED PLAN	
USER:	REMARKS	
CONSENT REQUIRED:		

PART B - PROPRIETORSHIP SECTION

ENTRY NO.	DATE	NAME OF PROPRIE-TOR	NATIONALITY OR COUNTRY OF INCOR-PORATION	ADDRESS IN KENYA (physical & postal address);TELEPHON E & EMAIL	ID/PASS-PORT NO. / CERTIFI-CATE OF INCORPOR ATION/ CER TIFICATE OF COMPLIAN CE NO.	PIN NO.	CONSI-DERATION	SPOUSE(S) DIS-CLOSED	SIGNATURE OF REGISTRAR

PART C - ENCUMBRANCES SECTION				
ENTRY NO.	DATE	NATURE OF EMCUMBRANCE	FURTHER PARTICULARS	SIGNATURE OF REGISTRAR

(To be printed in yellow paper)

Form LRA 4 (r. 16(3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

REGISTER OF POWERS OF ATTORNEY

Instrument Serial No.	Land Title No.	Donor	Donee	Date of Presenta tion	Date of Registration	Date of Revocation

Form LRA 5 (r. 17)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(*Cap. 300*)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.	Official Fees Paid	Receipt No.
.....	.....	Kshs.	

GENERAL POWER OF ATTORNEY

TITLE NUMBER: .....

Date of Instrument	
Registered Proprietor /Donor	
The Donee:	
Name: ..... Registration No. (if applicable) ..... Postal Address: ..... Address for Service: ..... Tel. No. ..... Email address:	

The Donor HEREBY APPOINT(S) the Donee to be the Attomey of the Donor and generally in relation to the Donor's interest in the above-mentioned Title to do anything and everything that the Donor could do, and for the

Donor and in the name of the Donor to execute all such instruments and to do all such acts, matters and things as may be necessary or expedient for carrying out the powers hereby given.

SIGNED as a Deed by the Donor day of ..... 20 .....

EXECUTION

IN WITNESS WHEREOF this power of Attorney has been duly executed this ..... day of ..... 20 .....

SIGNED and SEALED by the Donor in the presence of:- ADVOCATE	Passport size Coloured Photograph ID/Passport No..... PIN No ..... Signature and seal.....

Certificate of Verification

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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

Signature and Designation of
Person Certifying** .....

SIGNED and SEALED by the Donee in the presence of:- ADVOCATE	Passport size Coloured Photograph ID/Passport No..... PIN No ..... Signature and seal.....

Certificate of verification

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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

Signature and Designation of
Person Certifying** .....

REGISTERED in the Register of Powers of Attorney as No. ..... this ..... day of ..... 20 .....

SIGNED:

LAND REGISTRAR Seal .....

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

Signature:.....

Drawn By:

Notes:

* indicate: Name; I.D/Passport No./PIN. If corporate body, provide registration details.

Form LRA 6 (r. 18)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(*Cap. 300*)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.	Official Fees Paid Kshs.	Receipt No.
.....	.....	.....	.....

SPECIFIC POWER OF ATTORNEY

TITLE NUMBER: .....

Date of Instrument	
Registered Proprietor/Donor	

The Donee:	Name:..... Registration No. (if applicable)..... Postal Address:..... Address for Service:..... Tel. No:..... Email address:.....
Power limited to the following	Donee has power to do the following specific acts in the name of the Donor:** ....

The Donor HEREBY APPOINT(S) the Donee to be the Attorney of the Donor and to perform the specific acts noted above in relation to the Donor's interest in the above-mentioned Title and within this scope in the name of the Donor to execute all such instruments and to do all such acts, matters and things as may be necessary or expedient for carrying out the powers hereby given.

SIGNED as a Deed by the Donor ..... day of ..... 20.....

EXECUTION

IN WITNESS WHEREOF this power of Attorney has been duly executed this ..... day of ..... 20.....

SIGNED and SEALED by the Donor in the presence of:- ADVOCATE	Passport size Coloured Photograph ID/Passport No..... PIN No ..... Signature and seal.....
Certificate of Verification	
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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person Certifying**	
SIGNED and SEALED by the Donee in the presence of:- ADVOCATE	Passport size Coloured Photograph ID/Passport No..... PIN No ..... Signature and seal.....
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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person Certifying**	

REGISTERED in the Register of Powers of Attorney as No. ..... this day of ..... 20 .....

SIGNED:

LAND REGISTRAR Seal .....

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

Signature:.....

Drawn By:

Notes

* indicate: Name; I.D/Passport No./PIN. If corporate body provide registration details.

**Give specific details of the powers donated to the Donee.

Form LRA 7 (r. 19)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.	Official Fees Paid Kshs.	Receipt No.
.....	.....	.....	

IRREVOCABLE POWER OF ATTORNEY

TITLE NUMBER: .....

Date of Instrument	
Registered Proprietor/Donor	*

The Donee:	Name:..... Registration No. (if applicable) ..... Postal Address: ..... Address for Service:..... Tel. No: ..... Email address: .....
Consideration	

1. IN CONSIDERATION of ..... from the Donee to the Donor (receipt whereof is hereby acknowledged by the Donor) the Donor HEREBY APPOINT(S) the Donee to be the Attorney of the Donor and generally in relation to the Donor's interest in the above-mentioned title to do anything and everything that the Donor could do, and for the Donor and in the name of the Donor to execute all such instruments and to do all such acts, matters and things as may be necessary or expedient for carrying out the powers hereby given.
2. The power granted herein is irrevocable.

   SIGNED as a Deed by the Donor on ..... 20 .....

   EXECUTION

   IN WITNESS WHEREOF this power of Attorney has been duly executed this ..... day of ..... 20 .....

SIGNED and SEALED by the Donor in the presence of:- ADVOCATE	Passport size Coloured Photograph ID/Passport No..... PIN No ..... Signature and seal.....

Certificate of Verification

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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

Signature and Designation of
Person Certifying** .....

SIGNED and SEALED by the Donee in the presence of:- ADVOCATE	Passport size Coloured Photograph ID/Passport No..... PIN No ..... Signature and seal.....

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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

Signature and Designation of
Person Certifying** .....

REGISTERED in the Register of powers of Attorney as No. ..... this ..... day of ..... 20 .....

SIGNED:

LAND REGISTRAR Seal .....

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

Signature: .....

Drawn By:

Notes

*indicate: Name; I.D/Passport No./PIN. If corporate body provide registration details.

Form LRA 8 (r. 20)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF REVOCATION OF A POWER OF ATTORNEY

TITLE NUMBER:. .....

Date of Instrument of Notice

Applicant - Person Giving Notice*

Registered Proprietor/Donor*

The Donee:*

1. The Applicant noted above HEREBY GIVE NOTICE that the Power of Attorney filed in the register of powers of attorney as No. ..... has been revoked:—
   (a) by the Donor; or
   (b) by the death / bankruptcy/ disability of the Donor*; or
   (c) by the death / disability of the Donee.*
2. And the Applicant attaches the following documents in support thereof:
   (a) .....
   (b) .....

(c) .....

EXECUTION

IN WITNESS WHEREOF this revocation of Power of Attorney has been duly executed this ..... day of ..... 20 .....

SIGNED by the Applicant

in the presence of:—

ADVOCATE

ID/Passport No. .....

PIN No. .....

Signature .....

Certificate of Verification

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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

Signature and Designation of Person Certifying**

REGISTERED in the Register of Powers of Attorney as No. ..... this ..... day of ..... 20 .....

LAND REGISTRAR

Seal .....

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

Signature: .....

Drawn By:

Notes:

*indicate: Name; I.D/Passport No./PIN. If corporate body provide registration details.

Form LRA 9 (rr. 21(2), 22(1)(d), 70(1) and 71(1))

(To Be Filled In Quadruplicate)

ORIGINAL

<table>
<tr><td colspan="3">Fees Paid in respect
of the following:</td><td rowspan="2">For Official Use
Only</td></tr>
<tr><td>Item</td><td>Receipt
Number</td><td>Amount</td></tr>
</table>

Registration Fee			
Title Fee			
Total Amount			
			RECEIVED:

The Conditions on the Back of this Form shall be complied with

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

GENERAL APPLICATION FOR REGISTRATION

I hereby apply for the registration of the under mentioned instruments in the following order of priority:—

Date of Instrument	Description	Title Number	Booking Number	For Official Use only
.				
I/we apply/Do not apply for: Certificate of Title /Certificate of Lease				

The following documents are enclosed:—

	Document/Instrument**	Title No	confirmed

Name in Block Capitals .....

Postal Address..... Tel No. .....

Email Address .....

Signature ..... Date ..... 20 .....

Special instructions, including in appropriate cases the name and address of the person to whom the documents are to be sent if other than the presentor:—

(The conditions on the back of this form must be complied with)

**Delete whichever fee is not applicable*

***provide list of all the documents provided to support registration*

Add documents as appropriate

[P.T.O.]

CONDITIONS

1. Every instrument presented for registration, unless it has been prepared by the Registrar, must be accompanied by this form.
2. The form must be completed, in triplicate, accurately in accordance with these conditions. Failure to do io may result in the rejection of the application. The information supplied by the presentor must appear legibly in English. If registration is sought at different registries, separate applications accompanied by the instrument must be addressed to each.
3. Delete from the list of enclosed documents those, which are not appropriate, and add any additional enclosures.
4. Fees must be paid before submitting the application.
5. Applications may be submitted as follows:—
   (a) by post, addressed to the appropriate Registrar;
   (b) by hand, delivered at the appropriate registry;
6. The priority of registration is not established until the application is received by the Lands registry and a Booking Number is provided.
7. Documents represented for registration after they have been rejected must be accompanied by a fresh set of forms of application duly completed.
8. The documents shall be presented by either party to the transaction or an authorised agent. For purposes of this application, an authorised agent means a person registered by a professional body.

FOR OFFICIAL USE ONLY

To: - THE UNDERMENTIONED PRESENTOR

A. The documents presented for registration are returned duly registered together with all the documents applied for.

B. The documents presented for registration are returned unregistered. I am unable to register because:

.....

.....

LAND REGISTRAR

Name .....

Signature: .....

TABLE

TR

TH

Heading 1

TH

Heading 2

TR

TC

Content 1

TC

Content 2

TC.akn--text-center{style width:26.3364%}

DESPATCHED

TC.akn--text-center{style width:89.7pt}

RECEIVED

TR

TC{rowspan 2|colspan 1|style width:26.3364%}

TC{rowspan 2|colspan 1|style width:89.7pt}

.

.

.

.

.

. DUPLICATE

.

.

.

TR

The Conditions on the Back of this Form shall be complied with

.....

_____

Form LRA 10 (r. 23(2))

Date Received	Presentation Book	Official Fees Paid	Receipt No.
.....20.....	No.....	Shs.....	.....

.....

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

APPLICATION TO BE NOTED IN THE REGISTER AS A SPOUSE

TITLE NO: .....

Date of Application	

Registered Proprietor	
Name of Applicant	
Address for Service of Applicant (Note that the address(es) will be entered in the register and used for correspondence and the service of notice):	
Email of Applicant	
Telephone Number of Applicant	

1. The Applicant as a spouse of the registered proprietor HEREBY APPLIES to be noted in the register as a spouse.
2. ln support of this Application the Applicant has attached a statutory declaration and supporting documents.

   Dated this ..... day of ..... 20 .....

   Note: If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud.

EXECUTION:

SIGNED by the Applicant in the presence of:-	Coloured Photograph ID /NO..... PIN No..... Signature.....

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 marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents.

Signature and Designation of Person Certifying** .....

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 marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of Person Certifying**

LAND REGISTRAR

Name:

Signature:

(P.T.O)

STATUTORY DECLARATION

STATUTORY AND GENERAL APPLICATIONS ACT

I, ... (in support of this Application) do hereby sincerely declare as follows:—

1. THAT I am the spouse of the ..... the registered proprietor by virtue of the following:

   .....

   .....

2. I attach the following supporting documents:

   (a) A duly certified copy of a marriage certificate dated [] under the .....;

   (b) .....;

   (c) A copy of the search report in respect of the property.

   I make this declaration conscientiously believing the same to be true and according to the Oaths and Statutory Declaration Act.

   DECLARED before me at

   .....

   on the ..... day of ..... 20 .....

   .....

   .....
   Signature of Commissioner for Oaths or Magistrate or Notary public

   Drawn by

   _____

Form LRA 11 (r. 23(3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF INTENTION TO NOTE A SPOUSE IN THE REGISTER

TITLE NUMBER: .....

Date of Application	
Name of Applicant and ID/Passport Number	
Postal Address of the Applicant	

E-mail Address of the Applicant	
Telephone Number of the Applicant	
The Proprietor	

The Registrar having received an application to be noted in the register as a spouse from the above named Applicant HEREBY NOTIFIES the Proprietor that the Applicant will be noted in the register as a spouse at the expiry of thirty (30) days from the date of posting this Notice unless an objection is received from the Proprietor before the expiry of the notice period.

Dated this ..... day of ..... 20 .....

ISSUED by the Registrar

Seal .....

REGISTRAR

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

Signature: .....

Form LRA 12 (rr. 27(1), 31(3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE/
LEASE ON LOSS/DESTRUCTION OF A PREVIOUS TITLE

TITLE NUMBER: .....

Date of Application	
Applicant*	

1. The proprietor HEREBY APPLIES for the issue of the above new Certificate of Title/Lease on the following grounds:
    (a) The Certificate of Title/Lease has been lost; or
    (b) The Certificate of Title/Lease has been destroyed.
2. In support of this Application the proprietor:
    (a) Undertakes to deliver to the Registrar the old Certificate of Title Lease if found for cancellation.
    (b) Attaches a statutory declaration.
    (c) Attaches the following supporting documents:—
        (i) Police Abstract.
        (ii) Certified copies of National Identity Card/Passport of the registered Proprietor(s).
        (iii) Certified copies of certificate of registration/incorporation as well as copies of National Identity Cards/Passport of the directors/partners/officials who have sworn the statutory declaration in the case of a registered entity.
        (iv) Colour passport sized photos of the individual registered Proprietors or person(s) making the statutory declaration.
        (v) In the case of a registered entity, certified extract of the resolution of the entity seeking an application for a replacement title.
        (vi) An official search from the registration office where the entity is registered.

(vii) An official search in respect of the Property and/or any other document evidencing ownership of the property.

EXECUTION

IN WITNESS WHEREOF this application of a loss or destroyed certificate of Title/lease has been duly executed by the Proprietor.

SIGNED by the Proprietor in the presence of:-	Coloured Photograph ID /NO..... PIN No..... Signature.....
Certificate of Verification	
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 marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person Certifying**	

LAND REGISTRAR

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

Signature: .....

Form LRA 13 (r. 27(2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE FOR ISSUE OF A REPLACEMENT TITLE

WHEREAS ..... of Post Office Box Number ..... is the registered proprietor(s) of all that property(ies) known as ..... situate ..... County by virtue of a Certificate of Title/Lease and WHEREAS sufficient evidence has been adduced to show that the said Certificate of Title/Lease has been lost notice is hereby given that after the expiry of Sixty (60) days from the date hereof I shall issue a Replacement Title provided that no objection has been received within that period.

Dated this ..... day of ..... 20 .....

LAND REGISTRAR

Form LRA 14 (r. 28(1), 29(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

Date Received	Presentation Book	Official Fees Paid
.....	No.....	Kshs.....

APPLICATION FOR RECONSTRUCTION OF A LAND REGISTER

TITLE NUMBER: .....

Date of Application	
Applicant*	

Registration Details (ID/Passport/ Registration No.)	
Address in Kenya (Postal and Physical)	
E-mail address	
Telephone Number	

2. The registered proprietor ofthe above noted property is:

Name:
Address:
ID Registration details

2. The Applicant being:
   (a) the registered proprietor ofthe above noted property; or
   (b) the person entitled to make this application pursuant to[1].....

   HEREBY APPLIES for the reconstruction of the land register.
3. ln support of this Application the Applicant attaches:
   (a) A statutory declaration.
   (b) Deed of Indemnity (if the Applicant is the registered proprietor)
   (c) The following supporting documents:—
      (i) Certified copies of National Identify card/Passport of the registered Proprietor(s).
      (ii) Certified copies of certificate of registration/incorporation as well as copies of National Identity Cards/Passport of the directors/partners/officials who have sworn the statutory declaration in the case of a registered entity.
      (iii) Colour passport sized photos of the individual registered Proprietors or person(s) making the statutory declaration.
      (iv) In the case of a registered entity, certified extract of the resolution of the entity seeking an application for a replacement title.
      (v) An official search from the registration office where the entity is registered.

(vi) An oficial search in respect of the Property and/or any other document evidencing ownership of the property.

EXECUTION

IN WITNESS WHEREOF this application of a loss or destroyed certificate of Title/lease has been duly executed by the Proprietor.

SIGNED by the Proprietor in the presence of:-	Coloured Photograph ID /NO..... PIN No..... Signature.....
Certificate of Verification	
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 marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person Certifying**	

_____

[1] Provide details of the basis and capacity of the applicant to make this application

LAND REGISTRAR

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

Signature: .....

(P.T.O)

STATUTORY DECLARATION***

I, ... (in support of this Application) do hereby sincerely declare as follows:—

.....

.....

I make this declaration conscientiously believing the same to be true and according to the Oaths and Statutory Declaration Act.

DECLARED before me at
.....
on the ..... day of .....20.....

.....

.....
Signature of Commissioner for Oaths
or Magistrate or Notary Public

**The Applicant should be the registered Proprietor or the person entitled thereto under the Law.*

Form LRA 15 (r. 28(2), 29(2))

REPUBLIC OF KENYA

THE

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

Date Received	Presentation Book	Official Fees Paid
.....	No.....	Kshs.....

IN THE MATTER OF AN APPLICATION FOR A REPLACEMENT OF CERTIFICATE OF TITLE/LEASE

THE LAND REGISTRATION ACT

(Cap. 300)

TITLE NUMBER: .....

STATUTORY DECLARATION BY A BODY CORPORATE

I, ... of National Identity Card Number [or Passport Number] ..... and of *[postal address code and town and country]* SOLEMNLY AND SINCERELY DECLARE as follows:—

1. THAT I am a director of *[provide name address and Registration Number of the Corporate Entity* ("the company") and duly authorized to swear this affidavit on behalf of the Company.
2. THAT the Company is the registered proprietor of ALL THAT piece of land known as Title Number ..... together with the improvements erected and being thereon ("the Property"). Attached herewith and marked [.....] is an official search of the register relating to the Property issued within 30 days of this declaration by the ..... Land registry on .....
3. THAT the title to the Property is comprised in a certificate of title/Lease.
4. THAT the original Certificate of Title/Lease relating to the Property has been lost and/or misplaced and despite all efforts to search for it among the Company's records and documents, I have failed to trace or find the said Certificate of Title/Lease and I verily believe that the same has been lost and cannot be found. A Police Abstract reporting the loss of the said Certificate of Title/Lease is attached and marked "....."

   *ALTERNATIVE**

   THAT the original certificate of Title/Lease relating to the property has been destroyed by ..... A police Abstract reporting the destruction of the said Certificate of Title/Lease is attached and marked .....
5. THAT I hereby confirm that the said Certificate of Title/Lease has not been deposited by way of pledge or given as security for a loan to any person, firm, company, bank or any financial institution other than as stated in the official search.
6. THAT I shall return the Certificate of Title/Lease to the Land Registrar whenever the same is found.
7. THAT I make this declaration in support of an application made under the Land Registration Act (Cap. 300) to the Land Registrar seeking a replacement Certificate of Title/Lease in lieu of the aforesaid lost/destroyed document and make this declaration conscientiously believing the same to be ffue and according to the Oaths and Statutory Declarations Act (Cap. 15).

   DECLARED by the said)

   at ..... this .....)

   day of 20)

   in the presence of)

)

)

)

   COMMISSIONER FOR OATHS)

   *Delete whichever is not applicable.

———————————

Form LRA 16 (r. 28(3), 29(3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book	Official Fees Paid
.....	No.....	Kshs.....

IN THE MATTER OF AN APPLICATION FOR

REPLACEMENT OF CERTIFICATE OF TITLE/LEASE

THE LAND REGISTRATION ACT

TITLE NUMBER:.....

STATUTORY DECLARATION BY A NATURAL PERSON

I, ... of Post Office Box Number ..... Nairobi in [the Republic of Kenya] take oath and swear as follows:

1. THAT I am [together with .....] the registered proprietor of ALL THAT property noted in Title Number ..... ("**the Property**"). Attached herewith and marked [.....] is an official search of the register relating to the Property issued within 30 days of this declaration by the ..... Land registry.
2. THAT the title to the Property is comprised in a Certificate of Title/Lease.
3. THAT the original Certificate of Title/Lease relating to the Property has [been lost and/or misplaced] and despite all efforts to search for it I have failed to trace or find it and I verily believe that the same has been lost and cannot be found. A Police Abstract reporting the loss of the said Certificate of Title/Lease is attached and marked "....."

   *ALTERNATIVE**

   THAT the original certificate of Title/Lease relating to the Property has been destroyed by ..... A Police Abstract reporting the destruction of the said Certificate of Title/Lease is attached and marked "....."
4. THAT I hereby confirm that the said Certificate of Title/Lease has not been deposited by way of pledge or given as security for a loan to any person, firm, company, bank or any financial institution other than as stated in the official search.
5. THAT I shall return the Certificate of Title/Lease to the Land Registrar whenever the same is found.

6. THAT I make this declaration in support of an application made under the Land Registration Act (Cap. 300) to the Land Registrar seeking a replacement Certificate of Title/Lease in lieu of the aforesaid lost/destroyed document and make this declaration conscientiously believing the same to be true and according to the Oaths and Statutory Declarations Act (Cap. 15).

SWORN at by the said)

this)

day of ..... 20 .....)

)

)

)

)

)

)

BEFORE ME:)

)

)

)

)

)

)

COMMISSIONER FOR OATHS)

*Delete whichever is not applicable.

Form LRA 17 (rr. 28(4), 29(4))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

DEED OF INDEMNITY

THIS DEED OF INDEMNITY is made the ..... day of ..... two thousand and ..... by [.....] a limited liability company incorporated in the Republic of Kenya whose address is care of Post Office Box Number Nairobi in the said Republic (hereinafter called "**the Owner**").

WHEREAS:-

1. The Owner is registered as proprietor as owner from the Government of the Republic of Kenya of ALL THAT piece of land situate ..... (hereinafter called "**the property**").
2. The Advocates for the Owner have applied for a search over the Property and have been informed by the Officers (hereinafter defined) that the Deed file relating to the Property cannot be traced at the Land Titles Registry and that to carry out a search, the said Deed File is required to be reconstructed for which purpose the Owner has been requested to issue this Deed of Indemnity.
3. The Owner has not caused and is in no way involved with the disappearance of the original Deed file.
4. The Owner is desirous of reconstructing the Deed File.
5. This Deed of Indemnity is supplemental to the Affidavit annexed hereto sworn by the Owner.

   NOW THIS DEED WTTNESSETH that the Owner shall indemnify and hold harmless the Government of the Republic of Kenya its officers and agents ("the Officers") from and against all actions proceedings claims demands costs expenses and losses whatsoever arising from the reconstruction of the Deed file ("the Losses") PROVIDED THAT the Losses arise out of a fraud or illegality on the part of the Owner and PROVIDED FURTHER THAT the indemnity contained herein shall determine on the date on which the Owner ceases to be the registered proprietor of the Property.

   IN WITNESS WHEREOF the Owner has hereunto caused its Common Seal to be hereunto affixed the day and year first hereinbefore written.

   SEALED with the Common Seal of the Owner)

   in the presence of:—)

)

)

   Director

)

)

   Director/Secretary

Form LRA 18 (r. 28 (5), 29(5))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

NOTICE FOR RECONSTRUCTION OF LOST OR DESTROYED LAND REGISTER

WHEREAS ..... of Post Office Box Number ..... is the registered proprietor of all that property known as ..... situate in ..... County AND WHEREAS the land register in respect thereof is lost destroyed and efforts made to locate the said land register have failed notice is given that after the expiry of sixty (60) days from the date hereof, the land register shall be reconstructed provided that no objection has been received with that period.

Dated this ..... day of ..... 20.....

LAND REGISTRAR

Form LRA 19 (r. 30(l))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION FOR ISSUE OF A CERTIFICATE OF TITLE/LEASE*

TITLE NUMBER .....

Date of Application	
Proprietor	
ID/Passport/Company Registration No. of the Proprietor*(if any)*	

1. The Proprietor HEREBY APPLIES for the issue of the above Certificate of Title/Lease*
2. In support of this Application, the Proprietor has attached statutory declaration and supporting documents.

Dated this ..... day of .....20 .....

*Delete where not appropriate

EXECUTION:

SIGNED by the proprietor in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification under section 45 of the Land Registration Act, 2012	
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 marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of the person Certifying**	

LAND REGISTRAR

Name: Signature: (P.T.O)

STATUTORY DECLARATION***

I, ... (in support of this Application) do hereby sincerely declare as follows:—

.....

.....

I make this declaration conscientiously believing the same to be true and according to the Oaths and Statutory Declaration Act.

DECLARED before me at
.....
on the ..... day of ..... 20.....

.....
Signature of Commissioner for Oaths
or Magistrate or Notary public

*** one of the supporting documents must be a police abstract.

**The Applicant should be the registered Proprietor or the person entitled thereto under the Law.*

Form LRA 20 (r. 31(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Serial Number [.....] for [.....] County*

Certificate of Title

TITLE No. .....

AREA ..... HA (APPROX)

This is to certify that .....

.....

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 such of the overriding interests set out in section 28 of the Land Registration Act as may for the time being subsist and affect the land.

GIVEN under my hand and the seal of the ..... Land Registry

this ..... day of ....., 20 .....

.....

Registrar

(To be completed only when the applicant has paid Kshs. .....)

*the Govemment Printer to include details as advised

Serial Number [.....] for [.....] County*

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

EDITION	PART A - PROPERTY SECTION				
OPENED					
REGISTRATION UNIT	EASEMENTS *ETC*.		NATURE OF TITLE		
				ABSOLUTE	
BLOCK NO.					
PARCEL NO.					
AREA Ha. (APPROX)					
CADASTRAL MAP SHEET NO.					
CADASTRAL PLAN NO.					
USER:	REMARKS: (provide details of change of use or any restriction thereof)				
	PART B - PROPRIETORSHIP SECTION				

ENTRY NO.	DATE	NAME OF REGISTERED PROPRIETOR NATIONALITY	ADDRESS OF SERVICE IN KENYA NATIONAL ID No. PASSPORT No.: CERTIFICATE OF INCORPORATION No.	CONSIDERATION AND REMARKS	SIGNATURE OF REGISTRAR

PART C - ENCUMBRANCES SECTION

ENTRY NO.	DATE	NATURE OF ENCUMBRANCE	FURTHER PARTICULARS	SIGNATURE OF REGISTRAR

Land Registrar

[P.T.O.]

(Heading as in Form LRA-1)

Serial Number [.....] for [.....] County*

Certificate of Title

Form LRA-21 (r. 31(2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Serial Number [.....] for [.....] County*



Certificate of Lease

TITLE No. .....

AREA ..... HA (APPROX.)

RENT .....

TERM ..... YEARS FROM .....

THIS IS TO CERTIFY THAT .....

Is (are) now registered as the proprietor(s) of the leasehold interest above referred to, subject to the agreements and other matters contained in the registered Lease, to the entries in the register relating to the Lease and such of the overriding interests set out in section 28 of the Land Registration Act as may for the time being subsist and affect the land comprised in the Lease.

GIVEN under my hand and the seal of the ..... Land Registry this ..... day of ....., 20 .....

Registrar

Name: ..... Stamp / No. .....

Signature: .....



Serial Number [....] for [...] County*

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

EDITION		
OPENED:	SECTION	PART A-PROPERTY
REGISTRATION UNIT:	PARTICULARS OF LEASE	NATURE OF TITLE
REGISTRATION SECTION:	LESSOR:	
BLOCK NUMBER:		
PARCEL NUMBER:		LEASEHOLD
APPROXIMATE AREA Ha.	LESSEE: ID /PASSPORT NO. I CERTIFICATE OF INCORPORATION NO. / CERTIFICATE OF COMPLIANCE	

	PIN NO. PHYSICAL ADDRESS: POSTAL ADDRESS:	
CADASTRAL MAP SHEET NO.	TERM: FROM: RENT:	

CADASTRAL PLAN NO.	FOR APPURTENANCES, SEE THE REGISTERED LEASE. NB. WHERE THE LEASE IS OF A PARCEL THE PARCEL NUMBER REFERS TO THE NUMBER SHOWN ON THE FILED PLAN	
USER	REMARKS (provide details of change of use or any restriction thereof)	

PART B - PROPRIETORSHIP SECTION

PART B - PROPRIETORSHIP SECTION					
ENTRY NO.	DATE	NAME OF REGISTERED PROPRIETOR	ADDRESS AND DESCRIPTION OF REGISTERED PROPRIETOR	CONSIDERATIONS AND REMARKS	SIGNATURE OF THE REGISTRAR
RESTRICTED: NO DISPOSITION BY THE PROPRIETOR SHALL BE REGISTERED WITHOUT THE WRITTEN CONSENT OF THE LESSOR (S. 48)					
.					
.					

PART C- ENCUMBRANCES SECTION				
ENTRY NO.	DATE	NATURE OF ENCUMBRANCE	FURTHER PARTICULARS	SIGNATURE OF REGISTRAR
.				

.					

.....

Registrar

[P.T.O.]

(Heading as in Form LRA-1)

Serial Number [.....] for [.....] County*

Certificate of Lease

Form LRA 22 (r. 35(2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book	Official Fees Paid	Receipt No.
.....	No.....	Kshs.	.....

REFUSAL TO REGISTER AN APPLICATION FOR REGISTRATION

TITLE NO: .....

Date of Application	
Applicant	*Give full name(s)*
ID/Passport/Company Registration No of Applicant (if any)	
Instrument(s) presented for registration	....

The Land Registrar HEREBY NOTIFIES the Applicant that the above-mentioned instrument(s) cannot be registered on the following grounds:

.....

.....

Dated this ..... day of ..... 20 .....

SIGNED by the Land Registrar

Name:

Signature:

.....

Form LRA 23 (r. 40(1), 41(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.	Official Fees Paid Kshs.	Receipt No.
.....	.....	.....	

APPLICATION BY AN INTERESTED PERSON TO ASCERTAIN AND FIX THE

BOUNDARIES OF LAND

TITLE NUMBER:

Date of Application	
Name of Applicant I Interested Party:	*Give full name(s)*
Registered Proprietors of land adjoining	1. 2. 3. *Give full name(s)*
Address (within Kenya for service of notice)	

The registered Proprietor/lnterested Party HEREBY APPLIES to the Land Registrar to ascertain and fix the boundaries ofthe above land.

Dated this ..... day of ..... 20 .....

EXECUTION:

SIGNED by the proprietor in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verication	
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 marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of the person Certifying**	

Form LRA 24 (rr. 40(2), 41(2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF INTENTION TO ASCERTAIN AND FIX THE BOUNDARIES

TITLE NUMBER(S): .....

1. The Registrar HEREBY NOTIFIES the Proprietor(s) noted in the Schedule of the intention to ascertain and fix the boundaries of the above noted parcel Title Number(s) and to subsequently amend the Register.

2. The Proprietor(s) are HEREBY NOTIFIED to appear before the Registrar on date, time and place set out in the Schedule with such documents and/or representations necessary to assist in the inquiries in the matter. Please note that the Registrar will make a determination on the said date or so soon thereafter.

SCHEDULE

Date of Meeting	
Time	AM/PM
Place of Meeting	

PROPRIETOR(S)

Title No	
Name of Proprietor as per Register	
Address for Service as Per Register	
Tel No.	
Title No	
Name of Proprietor as per Register	
Address for Service as Per Register	
Tel No.	

[add if more than two titles with different proprietors]

Title No	
Name of Proprietor as per Register	
Address for Service as Per Register	
Tel No.	

Dated this ..... day of ..... 20 .....

SIGNED by the Registrar

Name:.....

Signature:.....

Form LRA 25 (r. 42)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

ORDER FOR DEMARCATION/MAINTENANCE

TITLE NUMBER(S): .....

Date of Order	
Proprietor(s)	Name and address as in Register
ID/Passport/Company Registration No of Proprietors (if anv)	

The Registrar HEREBY ORDERS the Proprietor(s) to do the following:—

(a) to demarcate the boundary(s) of the land comprised in the above Title(s), within ..... days from the date of this Order; and,/or

(b) to maintain the boundary(s) features of the land comprised in the above Title(s).

NOTE that failure to comply with the directions in this order is an offence.

SIGNED by the Land Registrar

Name: ..... Seal: .....

Signature: .....

_____

Form LRA 26 (r. 43(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION FOR COMBINATION

TITLE NUMBER(S): .....

Date	
Registered Proprietor(s)	*Give full name(s) and company's registered number, if any*

1. The parcels comprised in the above-mentioned Title(s) are registered in the name of the same Proprietor(s).
2. The proprietor(s) HEREBY APPLY for the parcels to be combined in the following manner:**

Cadastral Plan Number	Parcel Number	Area (approximately)

Dated this ..... day of ..... 20 .....

EXECUTION

SIGNED by the Proprietor in the presence of:-*** ..... *Name and signature of Person certifying*	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification	
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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of the person Certifying**	

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

Seal .....

LAND REGISTRAR

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

Signature:.....

DRAWN BY:

Notes:

*Delete whichever is not applicable.

**Attach a Cadastral Map and a Cadastral Plan.

*The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

.....

Form LRA 27 (rr. 43(2)(b), 44(2)(f), 45(2)(e))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

MUTATION FORM

(This form is to be completed in triplicate.)

Part A: Title Details and Registered Proprietor(s) instructions to the Surveyor

TITLE NUMBER(S): .....

	Title No.	*Title No.*	*Title No.*	*Title No.*	*Title No.*
Approximate Area (Hectares)					
Cadastral Map Sheet No.					
Registered Proprietor(s) ID /Passport No/Registration No. and Address	1. ..... 2. ..... 3. ..... 4. ..... 5.				

Instructions of Registered Proprietor(s) to the Surveyor*

The Proprietor(s) of the above noted Parcel(s) HEREBY instructs the Surveyor to carry out the following (tick as appropriate):

1. Subdivide the parcel as shown on page two/as per attached approved scheme plan
2. Re-parcel the parcels noted above as shown on page two/is per attached approved scheme plan
3. Combine the parcels noted above as shown on page two/as per attached approved scheme plan.
4. Partition the parcel noted above as shown on page two/as per attached approved scheme plan.
5. Change the common boundaries of the parcels noted above as shown on page two/as per attached approved scheme plan.
6. The boundaries are to be surveyed according to the area(s) as shown on page two/as per attached approved scheme Plan.
7. The boundaries are to be surveyed as they exist on the ground as shown on page two/as per attached approved scheme plan.

   (An Approved Scheme Plan may be attached)

Page Three

1. Name	**Proposed Plot(s) Layout (Not to Scale)**	
2. Name		
3. Name	ID No.	Signature/Thumb Print .....
4. Name	ID No.	Signature/Thumb Print .....
5. Name	ID No.	Signature/Thumb Print .....

Certificate of Verification

I CERTIFY that the above-named Proprietor(s) appeared before me on the ..... day of ..... 20 ..... and being known to me/being identified by ..... of ..... acknowledged the above signature(s) or mark(s) to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument.

**The person certifying should be a Surveyor or an Advocate of the High Court of Kenya or Licensed Physical Planner*

Part B: Details and Confirmation by the Surveyor

Draw or Attach Plot(s) Layout as Surveyed on Site - Plotted to Scale

1. I confirm that the plotting above contains the actual measurements recorded at the time of observation in the field and certify that all the work performed in the field and in the office has been carried out by myself / under my personal direction, and I take full responsibility for all work so performed.

   Name & Registration No. of the Surveyor: .....

   Signature: ..... Official Stamp: .....

   Date: .....

2. The Proprietor(s) confirms having been shown the boundary extent of the resultant parcel(s).

   Name & ID of Proprietor(s)/Representative or Authorized Agent:.....

   Signature/ Thumb Print:..... Date: .....

Page Four

To: The Government Surveyor: Please provide new parcel numbers to the following parcels of land and amend the Cadastral Map accordingly:

No. of Parcels	A	B	C	D	E	F	G	H	I	J
New Parcel Number(s)										
Approx. Area (Ha)										

Name & Registration No. of Surveyor: .....

Signature: ..... Official Stamp: .....

Date .....

Part C: Certification by the Government Surveyor

To the Land Registrar: ..... County

I certify that the survey and information represented by this Mutation Form Serial No. ..... has been prepared in accordance with the Survey Act and Survey Regulations. I have checked and approved the Mutation; issued new numbers to the respective parcel(s) and amended the Cadastral Map accordingly. You may therefore register the Mutation. A copy of the amended cadastral Map is herewith attached.

Name of Government Surveyor: .....

Signature: ..... Official Stamp: .....

Date: .....

Part D: Registration by the Land Registrar

REGISTERED this ..... day ..... 20 .....

Entry No. ..... Property Section.

Name of Land Registrar: .....

Signature and Number of Land Registrar .....

Seal of the Land Registry .....

Form LRA 28 (r. 44(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.	Official Fees Paid
.....	.....	Kshs.....

APPLICATION FOR REPARCELLATION

TITLE NUMBERS: .....

Date of Application	
The Applicants:	*Give full name(s)*
ID/Passport/Company Registration No. of the Trustee(if any)	
The Applicants:	*Give full name(s)*
ID/Passport/Company Registration No. of the Trustee(if any)	

SCHEDULE OF REPARCELLATION

Cadastral Plan Number	Parcel Number	Area (approximately)	Proprietor

The Applicant HEREBY APPLIES for the re-parcellation in respect of the above noted parcels of land.

In support of this Application, the Applicant attaches a Certified True copy of the supporting documents.

EXECUTION:

SIGNED by the Applicant in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verication	
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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of the person Certifying**	

SIGNED by the Applicant in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....

Certificate of verification
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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person Certifying** .....

Form LRA 29 (r. 45(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION FOR PARTITION

TITLE NUMBERS: .....

Date of Instrument Instrument	
Proprietor (s)*	1. 2. 3.

1. This Application is made by the above noted registered Proprietors of the land comprised in the above-mentioned Title.
2. The proprietors HEREBY APPLY for the land to be partitioned in the following manner: *

Cadastral Plan Number	Parcel Number	Area (approximately)	Proprietor

Dated this ..... day of ..... 20 .....

EXECUTION

SIGNED by the Proprietor in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....

Certificate of Verification

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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....
Signature and Designation
of the person Certifying**

SIGNED by the proprietor in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....

Certificate of verification

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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

Signature and Designation of
Person Certifying** .....

REGISTERED and SEALED dated the ..... 20.....

Seal.....

LAND REGISTRAR

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

Signature:.....

DRAWN BY:

Notes:

*Give details of all the proprietors : name; PIN; lD/Passport No.; and Address

** Delete whichever is not applicable.

*** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

**** Attach a Cadastral Map and a Cadastral Plan—

Form LRA 30 (r. 46(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION FOR PARTITION PURSUANT TO AN ORDER OF THE REGISTRAR

TITLE NUMBER: .....

Date of Instrument	

Proprietor (s)*	1. 2. 3.

1. This Application is made by ..... *Name of the applicant(s)* the tenant(s) in common of the land comprised in the above-mentioned Title.
2. The applicant(s) HEREBY apply to the Registrar for the land to be partitioned in accordance to the Court order as follows:

Cadastral Plan Number	Title Number	Area (approximately)	Proprietor

Dated this ..... day of ..... 20 .....

EXECUTION

SIGNED by the Proprietor (s) in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verication	
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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of the person Certifying**	

SIGNED by the Proprietor (s) in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification	
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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of the person Certifying**	

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

Seal .....

LAND REGISTRAR

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

Signature: .....

DRAWN BY:

Notes:

*Give details of all the tenants: name; PIN; ID/Passport No.; and Address

** Delete whichever is not applicable.

*** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

**** Attach a Cadastral Map and a Cadastral Plan.

Form LRA 31 (r. 46(2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE FOR A HEARING ON APPLICATION FOR PARTITION OF LAND HELD IN COMMON

TITLE NUMBER: .....

Date of Application	
Date of Hearing	
Applicant:	*Give full name(s) and if corporate the registration number, if any*
The Tenants to be Served:	*Give full name(s) and company's registration number, if any*

The Land Registrar upon receiving an application for partition of land occupied in common from the applicant, HEREBY NOTIFIES the Tenants in Common of a hearing to determine the application to be held in the office of the Land Registrar on the ..... day of .....20 ..... at ..... AM/PM. please bring all the relevant supporting documents (original and copy) and witnesses, if any.

LAND REGISTRAR

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

Signature: .....

Form LRA 32 (r. 47)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

FORM OF CONSENT OF A CHARGEE TO A PARTITION

TITLE NUMBER: .....

Date	
The Proprietor(s)	*Give full name(s) and if corporate the registered number, if any*
The Chargee	

The above named Chargee in respect of the Charge dated ..... and registered as Entry Number..... of the property comprised in the above noted Title HEREBY CONSENT for the land to be partitioned in the following manner;*

Cadastral Plan Number	Title Number	Area (approximately)	Proprietor

IN WITNESS WHEROF the Chargee has signed this Consent as a deed.

EXECUTION:

SIGNED by the Proprietor (s) in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification	
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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of the person Certifying**	

* Attach a Cadastral Map and a Cadastral Plan.

REGISTERED this ..... day of ..... 20 .....

ENTRY in Encumbrances Section Number: .....

Seal .....

LAND REGISTRAR

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

Signature: .....

DRAWN BY:

Form LRA 33 (r. 49(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER OF INTEREST IN LAND

TITLE NO: .....

Transferor(s)	*Give full name(s)*
ID/Passport/ Company Registration No.	
Transferee(s)	*Give full name(s)*
ID/Passport/ Company Registration No.	
Consideration	***Amount of:*..... *((Receipt is hereby acknowledged by the Transferor(s))*
	Other .....
Nature of Interest to be transferred	

This TRANSFER OF INTERESTIN LAND witnesses as follows:

1. The Transferor(s) HEREBY TRANSFER to the Transferee(s) the above-mentioned interest in the above Title.

2. The Transfer is subject to the following:

   (a) The provisions of the Land Registration Act (Cap. 300) and the Land Act (Cap. 280);

   (b) The interests noted in the Register of the Title.

3. The Transfer is also subject to the following additional provisions, (if any).

lN WITNESS the Transferor(s) and the Transferee(s) have signed this Transfer as a deed.

EXECUTION:

SIGNED as a deed by the Transferor(s) in the presence of:- ..... *Name and signature if person certifying*	Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print..... Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print.....
Certificate of Verification under Section 45 of the Land Registration Act	
I CERTIFY that the above-named Transferors ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by*** .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

SIGNED as a deed by the Transferor(s) in the presence of:- ..... Name and signature if person certifying	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification under Section 45 of the Land Registration Act	
I CERTIFY that the above-named Transferor(s)..... appeared before me on the .....day of..... 20.....and being known to me/being identified by*** .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

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

Seal .....

LAND REGISTRAR

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

Signature: .....

Form LRA 34 (r. 50)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

CONSENT BY THE ENCUMBRANCER TO TRANSFER

I/We .....being the holder(s) of National Identity Card/Certificate of incorporation/Registration Number(s)/..... ..... and of P.O Box Number .....being the encumbrancer of the above title hereby acknowledge and declare that :-

1. I/We have full knowledge of this Transfer;
2. I/We understand the nature and effect of this Transfer;
3. I/We acknowledge that I/We have taken legal advice regarding the nature, remedies and effect of this Transfer; and
4. Neither the Transferor nor the Transferee have used any compulsion or threat or exercised undue influence on me/us to induce me/us to execute this consent;

AND I/We HEREBY CONSENT to the said Transfer

.....

Signature of encumbrancer

Name and signature of person certifying:.....

Verification of execution pursuant to Section 45 of the Land Registration Act (for individuals)

I CERTIFY that the above-named encumbrances(s)appeared before me on the ..... day of..... 20..... and being known to me/being identified by .....of..... acknowledged the above signature or mark to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....

Name and signature of person certifying

.....

Names and signature of person certifying

_____

Form LRA 35 (r. 51(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

TRANSFER OF UNDIVIDED SHARE

TITLE NO: .....

Date	
Registered Pronrietors	
Transferor (s)	*
Transferee(s)	*
Consideration	***Amount of*:..... *((Receipt is hereby acknowledged by the Transferor(s))*
	Other .....
Undivided Share(s) Being Transferred	
Continuing Proprietor(s)	

This TRANSFER OF UNDIVIDED SHARE witnesses as follows:

1. The Transferor(s) HEREBY TRANSFERS the above (.....) undivided share(s) in the above property

2. The Transfer is subject to the following:

    (a) The provisions of the Land Registration Act (Cap. 300) and the Land Act (Cap. 280);

    (b) The interests noted in the Register of the Title.

3. The Transfer is also subject to the following additional provisions, if any:

4. The Transferee(s) and the Continuing Proprietor(s) declare that they shall hold the property comprised in the above Title in trust for each other as:—

    (a) Tenants in common in the following shares:—

(b) Joint Tenants

IN WITNESS the Transferor and the Transferee (and the Continuing Proprietor) have signed this Transfer as a deed.

SIGNED as a deed by the Transferor in the presence of:- ..... *Name and signature if person certifying*	Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb print.....
Certificate of Verification	
I CERTIFY that the above-named Transferor(s)..... appeared before me on the .....day of..... 20.....and being known to me/being identified by*** .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

EXECUTION:

SIGNED as a deed by the Transferee in the presence of:- ..... *Name and signature if person certifying*	ID Coloured Photograph /Passport Number..... PIN No..... Signature/Thumb Print.....
Certificate of Verification	
I CERTIFY that the above-named..... appeared before me on the .....day of..... 20.....and being known to me/being identified by*** .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

SIGNED as a deed by the Continuing Proprietor in the presence of:-	Coloured

Form LRA 36 (r. 52(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER OF JOINT INTEREST

TITLE NO: .....

Date	
Transferors	*
Transferee(s)	*
Consideration	* *Amount of:* ..... *((Receipt is hereby acknowledged by the Transferor(s))*
	Other .....

This TRANSFER OF JOINT INTEREST witnesses as follows:

1. The Transferors HEREBY TRANSFER to the Transferee(s) the Transferors right title and interest in the above Title.

2. The Transfer is subject to the following:

   (a) The provisions of the Land Registration Act (Cap. 300) and the Land Act (Cap. 280);

   (b) The interests noted in the Register of the Title.

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:—

   lN WITNESS the Transferors and the Transferee(s) have signed this Transfer as a deed.

   EXECUTION:

SIGNED as a deed by the Transferors in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number..... PIN Number ..... Signature/Thumb Print ..... Coloured Photograph ID/Passport Number..... PIN Number ..... Signature/Thumb Print .....

Certificate of Verification

I CERTIFY that the above-named Transferors ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....
Name and signature of person certifying

SIGNED as a deed by the Transferee in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number..... PIN Number ..... Signature/Thumb Print .....
Certificate of Verification	
I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

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

LAND REGISTRAR Seal .....

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

Signature: .....

DRAWN BY:

Notes:

*Delete whichever is not applicable.

**The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 37 (r. 53 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION FOR SEVERANCE OF JOINT OWNERSHIP

TITLE NUMBER: .....

Date of Application:	
Joint Proprietors:	1. Name: ..... Address:..... 2. Name:..... 3. Address: ..... 4. Name:..... Address: ..... 5. Name:..... Address: .....

1. The joint Proprietors HEREBY APPLY to the Land Registrar to sever their joint proprietorship in the above-mentioned Title and apply to be registered as proprietors in common* in the following undivided shares:—

   .... in favour of [..... insert the name of the proprietor]

.... in favour of [..... insert the name of the proprietor]

.... in favour of [..... insert the name of the proprietor]

.... in favour of [..... insert the name of the proprietor]

2. The Transfer is subject to the following:

   (a) The provisions of the Land Registration Act (Cap. 300) and the Land Act (Cap. 280);

   (b) The interests noted in the Register of the Title.

3. The Transfer is also subject to the following additional provisions, if any:

   EXECUTION

   IN WITNESS WHEREOF the parties hereof have signed this document this ..... day of ..... 20 .....

SIGNED by the Proprietor in the presence of:-	Coloured Photograph ID/No..... PIN No ..... Signature ..... Coloured Photograph ID/No..... PIN No ..... Signature ..... Coloured Photograph ID/No..... PIN No ..... Signature .....

Certificate of Verification

I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents.

.....
Signature and Designation of Person Certifying**

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

Seal .....

LAND REGISTRAR

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

Signature.....

DRAWN BY:

Notes:

*Delete whichever is not applicable

**The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 38 (r. 54 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION FOR THE REMOVAL OF THE NAME OF A DECEASED JOINT PROPRIETOR FROM THE REGISTER

TITLE NUMBER: .....

Date of Application:	
Joint Proprietors on Register:	1. Name:..... Address: ..... 2. Name:..... Address: .....

Applicant(s) Surviving Joint Proprietor(s):	1. Name:..... Address: ..... 2. Name:..... Address: .....
Deceased Joint Proprietor:	1. Name:..... Address: .....

1. The Applicant (s) being the Surviving Joint Proprietor(s) HEREBY APPLIES to the Land Registrar to remove the name of the above Deceased Joint Proprietor from the Register of the above-mentioned Title to the intent that the Surviving Joint Proprietor(s) shall be registered as the sole proprietor(s) of the above-noted property.
2. The Proprietor(s) HEREBY PRODUCES for registration by the Land Registrar a certified copy of the Death Certificate of the Deceased Joint Proprietor.

EXECUTION:

IN WITNESS WHEREOF this application is duly signed by the Applicant surviving Joint Proprietor(s). SIGNED by the surviving Joint Proprietor in the presence of:-	Coloured Photograph ID/No..... PIN No ..... Signature .....

Certificate of Verification

I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....
*Signature and Designation of Person Certifying***

SIGNED by the surviving Joint Proprietor in the presence of:-	Coloured Photograph ID/No..... PIN No ..... Signature .....

Certificate of Verification

I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....
*Signature and Designation of Person Certifying***

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

LAND REGISTRAR Seal.....

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

Signature:.....

DRAWN BY:

Notes:

*Delete whichever is not applicable.

**The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 39 (r. 56 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER TO THE PERSONAL REPRESENTATIVE AS EXECUTOR/ADMINISTRATOR

TITLE NO: .....

Date of Transfer	
Transferor(s)	*Give full name(s)* ..... as personal representative(s) of the Estate of .....
ID/Passport	

Transferee(s)	*Give full name(s)*..... as personal representative(s) of the Estate of.....
Date of Letters of Administration/Probate	
Nature of Interest to be transferred	

This TRANSFER witnesses as follows:

1. The Transferor(s) HEREBY TRANSFERS to the Transferee(s) the above-mentioned interest in the above Title.
2. The Transfer is subject to the following:
   (a) The provisions of the Land Registration Act (Cap. 300) and the Land Act (Cap. 280);
   (b) The interests noted in the Register of the Title.
3. The Transfer is also subject to the following additional provisions, (if any).

   IN WITNESS the Transferor(s) have signed this Transfer as a deed.

   EXECUTION:

SIGNED as a deed by the Transferors in the presence of:-	Coloured Photograph
..... *Name and signature of person certifying*	ID/Passport Number..... PIN No ..... Signature/Thumb Print .....
	Coloured Photograph
	ID/Passport Number..... PIN No ..... Signature/Thumb Print .....

Certificate of Verification

I CERTIFY that the above-named Transferors ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....
Name and signature of person certifying

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

Seal .....

LAND REGISTRAR

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

Signature: .....

Form LRA 40 (r. 56 (3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION FOR REGISTRATION AS PROPRIETOR
JOINTLY WITH OTHER PERSONAL REPRESENTATIVE(S)

TITLE NUMBER: .....

Date of Application:	
Applicant(s)	1. Name:..... Address:..... ID/Passport/No.....
Joint Proprietor(s) on the Register	1. Name:..... 2. Name:.....

1. The Applicant (s) being the Personal Representatives HEREBY APPLIES to the Land Registrar to be registered as proprietor(s) jointly with the other Personal Representatives of the above-mentioned property.
2. The Applicant(s) HEREBY PRODUCES for registration by the Land Registrar a certified copy of the Grant of Letters of Adminishation or Grant of Probate.

   EXECUTION:

SIGNED by the Proprietor in the presence of:-	Coloured Photograph ID/No..... PIN No ..... Signature .....
Certificate of Verification	
I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. ..... *Signature and Designation of Person Certifying***	

LAND REGISTRAR

Name:

Signature:

Form LRA 41 (r. 56 (4))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTIFICATION BY REGISTRAR TO PERSONAL REPRESENTATIVE OF AN APPLICATION FOR REGISTRATION AS A PROPRIETOR JOINTLY WITH OTHER PERSONAL REPRESENATATIVES

TITLE NUMBER: .....

Date of Application	
Applicant:	*Give full name(s)*
ID/Passport/Company Registration No. of Applicant (*if any*)	
Personal Representative to be Notified:	l. *Give full name(s) and company's registration number, if any* 2. 3. * *Notice to be served on each of the Personal Representative*

The Land Registrar upon receiving an application for registration of the Applicant as proprietor jointly with other personal representatives HEREBY NOTIFIES the Personal Representatives of the application.

Dated this..... day of..... 20.....

LAND REGISTRAR

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

Signature: .....

.....

Form LRA 42 (r. 57 (1))

(Heading as in Form LRA-1)

Date Received	Presentation Book No.	Official Fees Paid
.....	.....	Kshs.....

TRANSFER BY PERSONAL REPRESENTATIVE TO PERSON ENTITLED UNDER A WILL OR ON AN INTESTACY

TITLE NUMBER: .....

Date	
Deceased Proorietor	*
Date of Grant of Will/Letters of Administration	
Date of Confirmation	
Transferor as Personal Representative of the Estate of the Deceased	
Transferee(s) as Person Entitled under the Estate of the Deceased	*

1. The Transferor(s) as Personal Representative(s) of the above noted Deceased HEREBY TRANSFER(S) the interest of the Deceased in the above Title.
2. The Transfer is subject to the following:
   (a) The provisions of the Land Registration Act (Cap. 300) and the Land Act (Cap. 280);
   (b) The interests noted in the Register of the Title.
3. The Transfer is also subject to the following additional provisions, if any:
4. The Transferee(s) declare that they shall hold the land as joint proprietors/as proprietors in common* in the following undivided shares:—

   IN WITNESS the Transferor and the Transferee have signed this Transfer as a deed.

   EXECUTION

SIGNED as a deed by the Transferor in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number ..... PIN No ..... Signature/Thumb Print .....
Certificate of Verification	
I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

SIGNED as a deed by the Transferee in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number ..... PIN No ..... Signature/Thumb Print .....
Verification of execution Dursuant to 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.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

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

Seal .....

LAND REGISTRAR

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

Signature: .....

DRAWN BY:

Notes:

* Insert full name(s) regisffation number(s) registered office and address, as applicable.

** Insert currency, amount and other consideration where applicable.

*** Delete whichever is not applicable.

**** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 43 (r. 58 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER BY PERSONAL REPRESENTATIVE TO PURCHASER

TITLE NUMBER: .....

Date	
Deceased Proprietor	*
Date of Grant of Will/Letters of Administration	

Date of Confirmation	
Transferor as Personal Representative of the Estate of the Deceased	
Transferee(s) as Purchaser	*

1. The Transferor(s) as Personal Representative(s) of the above noted Deceased HEREBY TRANSFER(S) the interest of the Deceased in the above Title.
2. The Transfer is subject to the following:
   (a) The provisions of the Land Registration Act (Cap. 300) and the Land Act (Cap. 280);
   (b) The interests noted in the Register of the Title.
3. The Transfer is also subject to the following additional provisions, if any:
4. The Transferee(s) declare that he/she/they shall hold the land as joint proprietors/as proprietors in common* in the following undivided shares:—

   IN WITNESS the Transferor and the Transferee have signed this Transfer as a deed.

   EXECUTION

SIGNED as a deed by the Transferor in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number ..... PIN No ..... Signature/Thumb Print .....
Certificate of Verification	
I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

SIGNED as a deed by the Transferee in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number ..... PIN No ..... Signature/Thumb Print .....
Verification of execution Dursuant to 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.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

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

Seal .....

LAND REGISTRAR

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

Signature:

DRAWN BY:

Notes:

* Insert full name(s) registration number(s) registered office and address, as applicable.

** Insert crurency, amount and other consideration where applicable.

*** Delete whichever is not applicable.

**** The person affesting the sigrrature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 44 (r. 59 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER BY TRUSTEE IN BANKRUPTCY

TITLE NUMBER: .....

Date of Application	
The Applicant:	*Give full name(s)*

ID/Passport/Company Registration No. of the Trustee (if any)	
Name of Proprietor/Bankrupt	
Date of Court Order	

The Applicant HEREBY APPLIES to be registered as Trustee in Bankruptcy in respect of the above noted land.

In support of this Application, the Applicant attaches a certified rrue copy of the court Order and supporting documents.

EXECUTION:

SIGNED by the Applicant in the presence of:- _____	Coloured Photograph ID/No..... PIN No ..... Signature .....
Certificate of Verification	
I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of Person Certifying**	

_____

Form LRA 45 (r. 59(2)(b))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER BY TRUSTEE ON BANKRUPTCY

TITLE NUMBER: .....

Date	
Transferor(s) Trustee in Bankruptcy	
Transferee(s)	*

1. The Transferor(s) HEREBY TRANSFER(S) the interest of the Adjudged Bankrupt in the above Title.
2. The Transfer is subject to the following:
   (a) The provisions of the Land Registration Act (Cap. 300) and the Land Act (Cap. 280);
   (b) The interests noted in the Register of the Title.
3. The Transfer is also subject to the following additional provisions, if any:
4. The Transferee(s) declare that they shall hold the land as joint proprietors/as proprietors in common* in the following undivided shares:—

   IN WITNESS the Transferor and the Transferee have signed this Transfer as a deed.

   EXECUTION:

SIGNED as a deed by the Transferee in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number ..... PIN No ..... Signature/Thumb Print .....
Verification of execution Dursuant to 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.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

REGISTERED And SEALED this ..... day of ..... 20 .....

LAND REGISTRAR Seal .....

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

Signature: .....

DRAWN BY:

Notes:

* Insert full name(s) registration number(s) registered office and address, as applicable.

** Insert currency, amount and other consideration where applicable.

*** Delete whichever is not applicable.

**** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 46 (r. 60 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION BY A LIQUIDATOR TO BE NOTED IN THE REGISTER

TITLE NUMBER: .....

Date of Application	
The registered Proprietor:	*Give full name(s) and the registered number, if any*
The Applicant / Liquidator:	*Give full name(s)*

The Applicant, the Liquidator of the above named Proprietor Company HEREBY APPLIES to the Land Registrar to be noted in the Register as proprietor of the abovemotioned Title.

In support of this Application, the Applicant attaches a sealed copy of Court Order/resolution duly certified by the Company Secretary or (in case of a foreign company) a notary public*, a Statutory Declaration and Supporting Documents.

EXECUTION:

SIGNED by the Applicant in the presence of:-	Coloured Photograph ID/No..... PIN No ..... Signature .....
Certificate of Verification	
I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of Person Certifying**	

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

Seal .....

LAND REGISTRAR

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

Signature: .....

DRAWN BY:

* Delete where inapplicable

Form LRA 47 (r. 60(2)(a)(ii), 63(2)(c))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

GENERAL FORM OF STATUTORY DECLARATION

I, ... (in support of this Application) do hereby sincerely declare as follows:—

.....

.....

I make this declaration conscientiously believing the same to be true and according to the Oaths and Statutory Declaration Act.

DECLARED before me at

.....

on the..... day

of..... .20...

.....

Signature of Commissioner for

Oaths or Magistrate or Notary Publi

Form LRA 48 (r. 59 (3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book	Official Fees Paid
.....	No.....	Kshs.....

TRANSFER OF LAND BY A LIQUIDATOR

TITLE NO: .....

Date	
Transferor(s) (Liquidator)	*
Transferee(s)	*
Consideration	** The Sum of: ((Receipt is hereby acknowledged by the Transferor(s)
	Other

This TRANSFER witnesses as follows:—

1. The Transferor HEREBY TRANSFERS to the Transferee the Transferor(s) right title and interest in the above Title.
2. The Transfer is subject to the following:
   (a) The provisions of the Land Registration Act (Cap. 300) and the Land Act (Cap. 280);
   (b) The interests nored in the Register of the Title.
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 Transferor and the Transferee have signed this Transfer as a deed.

   EXECUTION

SIGNED as a deed by the Transferor in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number ..... PIN No ..... Signature/Thumb Print .....
Verification of execution Dursuant to 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.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

SIGNED as a deed by the Transferee in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number ..... PIN No ..... Signature/Thumb Print .....
Verification of execution Dursuant to 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.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

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

LAND REGISTRAR Seal .....

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

Signature: .....

DRAWN BY:

Notes:

* Insert full name(s) registration number(s) registered office and address, as applicable.

** Insert currency, amount and other consideration where applicable.

*** Delete whichever is not applicable.

**** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 49 (r. 61 (1))

(Heading as in Form LRA-1)

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER BY COMPANIES AND LIMITED LIABILITY PARTNERSHIPS

TITLE NO: .....

Date	
Transferor (s)	*
Transferee(s)	*
Consideration	**

This TRANSFER witnesses as follows;

1. The Transferor as the legal [and beneficial] *** owner HEREBY TRANSFERS all its right title and interest in the above Title.
2. The Transferor acknowledges receipt of the Consideration.
3. The Transfer is subject to the provisions of the Land Act (Cap. 280), the Land Registration Act (Cap. 300), the Lease and the interests noted in the Register of the Title but otherwise free from encumbrances.

4. The Transferee(s) shall hold the land as joint proprietors/as proprietors in common *** in the following undivided shares:-

   EXECUTION:

   SEALED with the Common Seal of the Transferor)

   in the presence of:—)

Director)
)
)

Coloured Photograph

Name :.....,)
) Common Seal

ID/Passport Number .....)
)

PIN No .....)
)

Signature/Thumb Print .....)
)

Director/secretary))
)
)

Coloured Photograph

Name :.....,)
)

ID/Passport Number .....)
)

PIN No .....)
)

Signature/Thumb Print .....)
)

Person Certifying the Execution)

Certificate of Verification
I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... 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. ..... *Name and signature of person certifying*

SIGNED by the Transferee in the)
presence of:-)

)
)
))

)
)

Coloured
Photograph

ID/No.....
) PIN No .....
) Signature.....

Certificate of Verification

I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....
Signature and Designation of Person Certifying***

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

LAND REGISTRAR Seal .....

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

Signature: .....

Notes:

*lnsert full name(s) registration number(s) registered office and address, as applicable.

** lnsert currency, amount and other consideration.

*** Delete whichever is not applicable.

**** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 50 (r. 62 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION TO BE REGISTERED AS PROPRIETOR BY TRANSMISSION

TITLE NO: .....

Date	
Deceased Proprietor	*
Date of Grant of Will/Letters of Administration	
Date of Confirmation	
Transferor as Personal Representative of the Estate of the Deceased	
Transferee(s) as Person Entitled under the Estate of the Deceased	*

1. The Transferor(s) as Personal Representative(s) and beneficiary of the above noted Deceased HEREBY TRANSFER(S) the interest of the Deceased in the above Title.
2. The Transfer is subject to the following:
   (a) The provisions of the Land Registration Act (Cap. 300) and the Land Act (Cap. 280);
   (b) The interests noted in the Register of the Title.
3. The Transfer is also subject to the following additional provisions,(if any):
4. The Transferee(s) declare that they shall hold the land as joint proprietors/as proprietors in common* in the following undivided shares:—

lN WITNESS WHEREOF the Transferor and the Transferee have signed this Transfer as a deed.

EXECUTION

SIGNED as a deed by the Transferor in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number ..... PIN No ..... Signature/Thumb Print .....
Certificate of Verification	
I CERTIFY that the above-named ....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

SIGNED as a deed by the Transferee in the presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID/Passport Number ..... PIN No ..... Signature/Thumb Print .....
Verification of execution Dursuant to 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.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

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

LAND REGISTRAR

Seal .....

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

Signature: .....

DRAWN BY:

Notes:

* Insert full name(s) registration number(s) registered office and address, as applicable.

** Insert currency, amount and other consideration where applicable.

*** Delete whichever is not applicable.

**** The person attesting the signature must authenticate the coloured passport size photograph, National lD Number and Tax PIN Number."

Form LRA 51 (r. 64 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION TO BE REGISTERED AS A TRUSTEE

TITLE NUMBER: .....

Date of Application	
The Applicant:	*Give full name(s) and if corporate the registration number, if any*

The Applicant HEREBY APPLIES to be registered as Trustee

for ..... in respect of the above noted land.

EXECUTION:

SIGNED by the Applicant in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature/Thumb Print.....
Certificate of Verification	
I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of Person certifying**	

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

LAND REGISTRAR Seal .....

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

Signature: .....

DRAWN BY:

Form LRA 52 (r. 66)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER OF LAND BY A TRUSTEE

TITLE NO: .....

Date	
Transferor (s) (Trustee)	*
Transferee(s)	*
Consideration	** The Sum of: *((Receipt is hereby acknowledged by the Transferor(s))*
	Other:

This TRANSFER witnesses as follows:—

1. The Transferor HEREBY TRANSFERS to the Transferee the Transfero(s) right title and interest in the above Title.
2. The Transfer is subject to the following:
   (a) The provisions of the Land Registration Act (Cap. 300) and The Land Act (Cap. 280);
   (b) The interests noted in the Register of the Title.
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 WHEREOF the Transferor and the Transferee have signed this Transfer as a deed.

   EXECUTION:

SIGNED as a deed by the Transferor in the presence of: ..... *Name and signature of person cerlifying*	

SIGNED as deed by transferee in presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID /Passport Number..... PIN No..... Signature/Thumb Print .....

Certificate of Verification

I CERTIFY that the above-named .....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.

.....

Name and signature of person certifying.

SIGNED as deed by transferee in presence of:- ..... *Name and signature of person certifying*	Coloured Photograph ID /Passport Number..... PIN No..... Signature/Thumb Print .....

Certificate of Verification

I CERTIFY that the above-named .....appeared before me on the ..... day of.....20..... and being known to me/being identified by***.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....

Name and signature of person certifying

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

LAND REGISTRAR Seal .....

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

Signature: .....

DRAWN BY:

Notes:

* Insert full name(s) registration number(s) registered office and address, as applicable.

** Insert crurency, amount and other consideration where applicable.

*** Delete whichever is not applicable.

**** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 53 (r. 67(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

CHARGE

TITLE NUMBER: .....

Date of Issue:	
The Chargor:	*Give full name(s) and if corporate the registration number, if any*
The Chargee:	*Give full name(s) and company's registration number, if any*
Principal Amount:	

Borrower	*Include where lending is to secure a third party. Give full name(s) and if corporate the registration number, if any*
Supplemental / Collateral to debenture (delete as appropriate)	*Insert details of: the principal instrument(s); amount secured; duty paid and; stamp duty receipt number.*

THIS CHARGE witnesses as follows:

1. The Chargor as legal and or beneficial owner HEREBY CHARGES to the Chargee the interest of the Chargor in the above Title as [a continuing security/term loan security] for the payment and discharge in full of all monies, obligations and liabilities covenanted to be paid or discharged or otherwise secured by this Charge.
2. The Chargor hereby authorises the Bank and its agents to register the security created by this Charge in accordance with the provisions of the Land Act (Cap. 280) and the Land Registration Act (Cap. 300) to the satisfaction of the Chargee.

Insert Additional Provisions as required by the low and the contract between the parties.

Acknowledgement of Effect of Section 90 of the Land Act (Cap. 280).

Pursuant to the provisions of section 56 of the Land Registration Act (Cap. 300), we, the Chargor hereby acknowledge that we understand the effect of Section 90 of the Land Act (Cap. 280) and the chargee's remedies under this Charge. This acknowledgement is signed on behalf of the Chargor by the persons witnessing the affixing of the Common Seal of the Chargor to this Charge.

.....

Director

.....

Director/Secretary

.....

Attorneys' signatures

IN WITNESS WHEREOF this Charge has been duly executed.

Execution

All parties including the Boruower(s) must execute. Sealed with the Common Seal of the Chargor in the presence of: ..... *Director* ..... *Director/Secretary* ..... *Advocate*	*Common Seal*
Verification of execution pursuant to Section 45 of the Land Registration Act	
I CERTIFY that ..... and ..... being the persons witnessing the affixing of the Common Seal of the Chargor appeared before me on ..... and being known to me/ being identified by ..... of ..... freely and voluntarily executed this instrument.	
..... Name and signature of person certifying	
SIGNED by the duly authorised attorneys of the Chargee under and by virtue of Powers of Attorney registered at the District Lands Registry as number ..... and ..... and at the Registry of Documents at Nairobi as Number..... and..... respectively in the presence of	
..... *Signature of bank official as witness*	
Certificate of Verification under Section 45 of the Land Registration Act	
I CERTIFY that ..... and ..... being the duly constituted attorney(s) of the Bank appeared before me on ..... and being known to me/being identified by ..... of ..... acknowledged the above signature or mark to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.	
..... *Name and signature of person certifying*	

REGISTERED this ..... day of ..... 20 .....

ENTRY in Encumbrances Section Number: .....

Seal .....

LAND REGISTRAR

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

Signature: .....

DRAWN BY:

Notes:

* Provide full name(s) and registered number Delete whichever is not applicable.

**The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

*** Attach a survey plan.

Form LRA 54 (r. 67(2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

INFORMAL CHARGE

TITLE NUMBER: .....

Date of Charge:	
The Chargor:	*Give full name(s) and if corporate the registration number, if any*
The Chargee:	*Give full name(s) and company's registration number, if any*
Principal Amount:	

Borrower	*Include where lending is to secure a third party. Give full name(s) and if corporate the registration number, if any*
Supplemental / Collateral to debenture	*Insert details of the principal instrument(s); amount secured; duty paid and; stamp duty receipt number.*
Documents Deposited with the Chargee	

THIS CHARGE witnesses as follows:

1. The Chargor as legal and or beneficial owner HEREBY CHARGES to the Chargee by way of Informal Charge the interest of the Chargor in the above Title as [a continuing security/term loan security] for the payment and discharge in full of all monies, obligations and liabilities covenanted to be paid or discharged or otherwise secured by this Charge.
2. The Chargor hereby authorises the Chargee and its agents to register the security created by this Charge in accordance with the provisions of the Land Act (Cap. 280) and the Land Regisfration Act (Cap. 300) to the satisfaction of the Chargee.

   Insert Additional Provisions as required by the law and the contract between the parties.

Acknowledgement of Effect of Section 90 of the Land Act (Cap. 300)

Pursuant to the provisions of section 56 of the Land Registration Act, 2012, we, the Chargor hereby acknowledge that we understand the effect of Section 90 of the Land Act (Cap. 300) and the chargee's remedies under this Charge. This acknowledgement is signed on behalf of the Chargor by the persons witnessing the affixing of the Common Seal of the Chargor to this Charge.

.....

Director

.....

Director/Secretary

.....

Attorneys' signatures

IN WITNESS WHEREOF this Charge has been duly executed.

Execution

All parties including the Borrower(s) must execute.

Sealed with the Common Seal of the Chargee in the presence of: ..... *Director* ..... *Director/Secretary* ..... *Advocate*	*Common Seal*
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 Chargor appeared before me on ..... and being known to me/ being identified by..... of ..... freely and voluntarily executed this instrument.	
..... Name and signature of person certifying	
SIGNED by the duly authorised attorneys of the Chargee under and by virtue of Powers of Attorney registered at the District Lands Registry as number ..... and..... and at the Registry of Documents at Nairobi as Number..... and..... respectively in the presence of	
..... *Signature of bank official as witness*	
Certificate of Verification under Section 45 of the Land Registration Act	
I CERTIFY that ..... and ..... being the duly constituted attorney(s) of the Bank appeared before me on ..... and being known to me/being identified by ..... of ..... acknowledged the above signature or mark to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.	
..... *Name and signature of person certifying*	

Signed by the duly authorised attorneys of the Chargee under and by virtue of Powers of Attorney registered at the District Lands Registry as number ..... and .....and the Registry of Documents at Nairobi as Number ..... and .....respectively in the presence of

.....

Signature of bank official as witness

Certificate of Verification under Section 45 of the Land Registration Act

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

.....

Name and signature of person certifying

SIGNED as a deed by the Chargor(s))in the presence of:- ..... *Name and signature if person certifying*	Coloured Photograph ID/Passport Number ..... PIN No..... Coloured Photograph Signature/Thumb Print..... ID/Passport Number ..... PIN No..... Signature/Thumb Print.....

REGISTERED this ..... day of ..... 20 .....

ENTRY in Encumbrances Section Number: .....

Seal .....

LAND REGISTRAR

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

Signature: .....

DRAWN BY:

Notes:

*Provide full name(s) and registered number Delete whichever is not applicable.

** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

*** Attach a survey plan.

Form LRA 55 (r. 69, 70(2)(c))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

CONSENT FOR SECOND OR SUBSEQUENT CHARGE

TITLE NUMBER: .....

Date	
The Chargo(s)	*Give full name(s) and if corporate the registered number, if any*
The Chargee	

1. The above named Chargee in respect of the Charge dated ..... and registered as Entry Number ..... of the property comprised in the above note Title HEREBY CONSENT to a Second or Subsequent Charge* over the Charged land to .....;**

2. The Second or Subsequent Charge shall in point of security nand in relation to the Charge rank as follows (delete as applicable):—

   (a) *in parri passu;*

   (b) subsequent;

   (c) in priority.

* Delete whatever not applicable

** Give the full name and address of the second or subsequent charge(s)

IN WITNESS WHEROF the Chargee has signed this Consent as a deed.

EXECUTION:

Sealed with the Common Seal of the Chargee in the presence of: ..... *Director* ..... Director/Secretary	*Common Seal*
..... *Advocate*	
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 Chargor appeared before me on..... and being known to me/ being identified by..... of..... freely and voluntarily executed this instrument.	
..... Name and signature of person certifying	
SIGNED by the duly authorised attorneys of the Chargee under and by virtue of Powers of Attorney registered at the District Lands Registry as number ..... and ..... and at the Registry of Documents at Nairobi as Number ..... and ..... respectively in the presence of	
..... *Signature of bank official as witness*	
Certificate of Verification under Section 45 of the Land Registration Act	
I CERTIFY that ..... and ..... being the duly constituted attorney(s) of the Bank appeared before me on ..... and being known to me/being identified by ..... of ..... acknowledged the above signature or mark to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.	

.....

Name and signature of person certifying

SIGNED as a deed by the Chargor(s)) in the presence of:- ..... *Name and signature if person certifying*	Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print..... Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print.....

Certificate of Verification under Section 45 of the Land Registration Act

I CERTIFY that the above-named Chargor ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by*** .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....

..

Name and signature of person certifying

SIGNED as a deed by the Borrower(s)in the presence of:- ..... *Name and signature if person certifying*	Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print.....

Form LRA 56 (r. 72)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

MEMORANDUM OF VARIATION OF CHARGE

TITLE NUMBER: .....

Date of Issue:	
Date of Charge(s)	
Charge(s) Registered in the Register as Entry Number(s)	
The Chargor:	*Give full name(s) and if corporate the registration number, if any*
The Chargee:	*Give full name(s) and company's registration number, if any*
Borrower	*Include where lending is to secure a third party. Give full name(s) and if corporate the registration number, if any*

The Charge(s) is HEREBY VARIED as follows:—

(a) .....;

(b) .....;

(c) .....;

(d) .....;

IN WITNESS WHEREOF this Memorandum of variation of charge has been duly executed as a deed.

EXECUTION

All parties including the Borrower(s) must execute.

Sealed with the Common Seal of the Chargor in the presence of: ..... *Director* ..... Director/Secretary	*Common Seal*
..... *Advocate*	
Certificate of Verification under Section 45 of the Land Registration Act (Cap. 300)	
I CERTIFY that ..... and ..... being the persons witnessing the affixing of the Common Seal of the Chargor appeared before me on ..... and being known to me/ being identified by ..... of ..... freely and voluntarily executed this instrument.	
..... Name and signature of person certifying	
Signed by the duly authorised attorneys of the Chargee under and by virtue of Powers of Attorney registered at the District Lands Registry as number ..... and ..... and at the registry of Documents at Nairobi as Number ..... and ..... respectively in the presence of ..... *Signature of bank official as witness.*	
Verification of execution pursuant to Section 45 of the Land Registration Act (Cap. 300)	

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

.....

Name and signature of person certifying

SIGNED as a deed by the Chargee in the presence of:- ..... *Name and signature if person certifying*	Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print.....

Verification of execution pursuant to 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 ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

Name and signature of person certifying
.....

SIGNED as a deed by the Borrower in the presence of:- ..... *Name and signature if person certifying*	Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print.....
Verification of execution pursuant to 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 ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

REGISTERED this ..... day of ..... 20 .....

ENTRY in Emcumbrances Section Number: .....

Seal .....

LAND REGISTRAR

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

Signature: .....

DRAWN BY

Notes:

* Provide full name(s) and registered number Delete whichever is not applicable.

**The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

*** Attach a survey plan.

Form LRA 57 (r. 73)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER OF CHARGE

TITLE NUMBER: .....

Date of this Transfer:	
Date of Charge(s)	
Charge(s) Registered in the Register as Entry Number(s)	
Transferor:	*Give full name(s) and if corporate the registration number, if any*
Transferee:	*Give full name(s) and company's registration number, if any*
Chargor	*Give full name(s) and company's registration number, if any*

Consideration for the Transfer	** The Sum of:..... *(Receipt is hereby acknowledged by the Transferor)*
	Other:
The Principal Amount Secured Under the Charge	
Outstanding Amount as confirmed by the Chargor*	

1. The Transferor being the Chargee of the Charge(s) registered as above in the Encumbrances Section of the Register of the above-mentioned Title HEREBY TRANSFERS to the Transferee the interest of the Transferor in the Charge(s).
2. The Chargor confirms the outstanding amount as set out above*.
3. Additional Conditions for the Transfer if any:

   IN WITNESS WHEREOF the Transferor and the Transferee (and the Chargor) have signed this Transfer as a deed.

   EXECUTION:

SIGNED and SEALED by the duly authorised attorney(s) of the Transferor under and by virtue of Powers of Attorney registered at:.....Lands registry as number ..... and ..... and at the registry of Documents at Nairobi as Number.....and .....respectively in the presence of; ..... *Name and signature if person certifying*	Passport size Coloured Photograph *Name of Attorney*..... ..... *Attorney(s)' signature(s)*
Verification of execution pursuant to Section 45 of the Land Registration Act	
I CERTIFY that .....and ..... being the duly constituted attorney(s) of the transferors appeared before me on .....and being known to me/being identified by .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

SIGNED and SEALED by the duly authorised attorney(s) of the Transferor under and by virtue of Powers of Attorney registered at:.....Lands registry as number ..... and ..... and at the registry of Documents at Nairobi as Number.....and .....respectively in the presence of; ..... *Name and signature if person certifying*	Passport size Coloured Photograph *Name of Attorney*..... ..... *Attorney(s)' signature(s)*
Verification of execution pursuant to Section 45 of the Land Registration Act	
I CERTIFY that .....and ..... being the duly constituted attorney(s) of the transferors appeared before me on .....and being known to me/being identified by .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	
SIGNED and SEALED by the Chargor in the presence of:- ADVOCATE	Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print.....
Verification of execution pursuant to 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 ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Signature adn Designation of person certifying***	

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

LAND REGISTRAR Seal .....

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

Signature: .....

DRAWN BY:

Notes:

*where the Chargor is made a party

*Delete whichever is not applicable.

**The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 58 (r. 74(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

DISCHARGE OF CHARGE

TITLE NUMBER: .....

Date of Discharge:	
Date of Registration of Charge(s) and Entry Number	
The Chargor:	*Give full name(s) and if corporate the registration number, if any*
The Chargee:	*Give full name(s) and company's registration number, if any*

The Principal Amount Secured Under the Charge(s)	

The amounts secured under the Charge(s) having been paid or being otherwise secured the chargee HEREBY DISCHARGES the Charge(s) shown as entry number(s) ..... in the Encumbrances Section of the register of the above-mentioned Title wholly.

IN WITNESS WHEREOF this discharge has been duly executed as a deed the date and year mentioned above.

EXECUTION:

Sealed with the Common Seal of the Chargee in the presence of: ..... *Director* ..... Director/Secretary	*Common Seal*
..... *Advocate*	
Certificate of Verification under Section 45 of the Land Registration Act (Cap. 300)	
I CERTIFY that ..... and ..... being the persons witnessing the affixing of the Common Seal of the Chargor appeared before me on..... and being known to me/ being identified by..... of..... freely and voluntarily executed this instrument.	
..... Name and signature of person certifying	
SIGNED by the duly authorised attorneys of the Chargee under and by virtue of Powers of Attorney registered at the District Lands Registry as number ..... and..... and at the Registry of Documents at Nairobi as Number..... and..... respectively in the presence of	
..... *Signature of bank official as witness*	
Certificate of Verification under Section 45 of the Land Registration Act	
I CERTIFY that ..... and ..... being the duly constituted attorney(s) of the Bank appeared before me on..... and being known to me/being identified by..... of..... acknowledged the above signature or mark to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.	

.....

Name and signature of person certifying

SIGNED as a deed by the Chargor(s))in the presence of:- ..... *Name and signature if person certifying*	Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print..... Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print.....

Certificate of Verification under Section 45 of the Land Registration Act

I CERTIFY that the above-named Chargor(s) ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by*** .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

..

.....

Name and signature of person certifying

SIGNED as a deed by the Borrower(s)in the presence of:- ..... *Name and signature if person certifying*	Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print..... Coloured Photograph ID/Passport No..... PIN No..... Signature/Thumb Print.....
Certificate of Verification under Section 45 of the Land Registration Act	
I CERTIFY that the above-named Borrower ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by*** .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

REGISTERED this..... day of..... 20.....

ENTRY in Encumbrances Section Number:.....

LAND REGISTRAR Seal.....

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

Signature:.....

DRAWN BY:

Form LRA 59 (r. 74(2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

PARTIAL DISCHARGE OF CHARGE

TITLE NUMBER: .....

Date of Discharge:	
Date of Registration of Charge(s) and entry Number	
The Chargor:	*Give full name(s) and if corporate the registration number, if any*
The Chargee:	*Give full name(s) and company's registration number, if any*
The Principal Amount Secured Under the Charge	
Property Released from Charge	

1. The amounts secured under the Charge(s) being otherwise secured the Chargee HEREBY DISCHARGES the Charge(s) shown as entry number(s) ..... in the Encumbrances Section of the register of the above-mentioned Title wholly.

   OR

   The Chargee HEREBY DISCHARGES the Charge(s) shown as entry number(s) ..... in the Encumbrances Section of the register in the above-mentioned

   Title in relation to [.....].

2. This is a Partial Discharge.

   EXECUTION

   IN WITNESS WHEREOF this partial discharge has been duly executed as a deed the day and year mentioned above.

SIGNED AND SEALED by the duly authorised attorney(ies) of the Chargee under and by virtue of Powers of Attorney registered at the ..... Lands registry as number ..... and and at the registry of Documents at ..... as Number..... and..... respectively in the presence of: — ..... *Name and signature of person certifying*	..... Attorney(s) signature(s)
Verification of execution pursuant to Section 45 of the Land Registration Act	
I CERTIFY that ..... and ..... being the duly constituted attorney(ies) of the Chargee appeared before me on..... and being known to me/being identified by..... of..... acknowledged the above signature or mark to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.	
	..... *Name and signature of person certifying*

REGISTERED this ..... day of ..... 20 .....

ENTRY in Encumbrances Section Number: .....

Seal .....

LAND REGISTRAR

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

Signature: .....

DRAWN BY:

Form LRA 60 (r. 75 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book	Official Fees Paid
.....	No.....	Kshs.....

TRANSFER PURSUANT TO PURCHASE BY CHARGEE WITH LEAYE OF COURT

TITLE NUMBER: .....

Date of this Transfer:	
Date of Charge(s)	
Charge(s) Registered in the Register as Entry Number(s):	
Chargee (as Transferor)	*Give full name(s) and if corporate the registered number, if any*
Transferee (being the Chargee)	*Give full name(s) and company's registered number, if any*
Chargor	*Give full name(s) and company's registered number, if any*
Court Order	*Case No*:. *Parties*: *Date of Order*:
Consideration for the Transfer	** The Sum of

1. The Chargee in exercise of its power of sale and with the leave of the Court HEREBY TRANSFERS to the Transferee (being the chargee) the interest comprised in the above Title;

2. The Transfer is subject to the following:

   (a) The provisions of the Land Registration Act (Cap. 300) and The Land Act (Cap. 280);

   (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 (being the chargee) have signed this Transfer as a deed.

   EXECUTION:

SIGNED and SEALED by the duly authorised attorney(s) of the Chargee (as Transferor) under and by virtue of Powers of Attorney registered at:.....Lands registry as number ....and ..... and at the registry of Documents at Nairobi as Number.....and .....respectively in the presence of; ..... *Name and signature if person certifying*	Passport size Coloured Photograph Name ..... *Signature of Attorney(s)*.....
Verification of execution pursuant to Section 45 of the Land Registration Act	
I CERTIFY that .....and ..... being the duly constituted attorney(s) of the transferors appeared before me on .....and being known to me/being identified by .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	
SIGNED and SEALED by the duly authorised attorney(s) of the Transferee (being the chargee) under and by virtue of Powers of Attorney registered at:.....Lands registry as number ....and ..... and at the registry of Documents at Nairobi as Number.....and .....respectively in the presence of; ..... *Name and signature if person certifying*	Passport size Coloured Photograph Name ..... *Signature of Attorney(s)*.....
Verification of execution pursuant to Section 45 of the Land Registration Act	
I CERTIFY that .....and ..... being the duly constituted attorney(s) of the Transferee (being the chargee) appeared before me on .....and being known to me/being identified by .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

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

LAND REGISTRAR Seal .....

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

Signature:.....

DRAWN BY:

Notes:

*Delete whichever is not applicable.

** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 61 (r. 75 (3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER PURSUANT TO PURCHASE BY CHARGEE IN A PUBLIC AUCTION

TITLE NUMBER: .....

Date of this Transfer:	
Date of Charge(s)	
Charge(s) Registered in the Register as Entry Number(s):	

Date of Auction	
Chargee (as Transferor)	*Give full name(s) and if corporate the registered number, if any*
Transferee (being the Chargee)	*Give full name(s) and company's registered number, if any*
Chargor	*Give full name(s) and company's registered number, if any*

Consideration for the Transfer	** The Sum of:

1. The Chargee in exercise of its power of sale and pursuant to a public auction HEREBY TRANSFERS to the Transferee (being the Chargee) the interest comprised in the above Title;
2. The Transfer is subject to the following:
   (a) The provisions of the Land Registration Act (Cap. 300) and The Land Act (Cap. 280);
   (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:-

SIGNED by the duly authorised attorney(s) of the Chargee (as Transferor) under and by virtue of Powers of Attorney registered at the.....Lands registry as number ....and ..... and at the registry of Documents at Nairobi as Number.....and .....respectively in the presence of; ..... *Name and signature if person certifying*	Passport size Coloured Photograph Name ..... *Signature of Attorney(s)*.....
Verification of execution pursuant to Section 45 of the Land Registration Act	
I CERTIFY that .....and ..... being the duly constituted attorney(s) of the Chargee (as Transferor) appeared before me on .....and being known to me/ being identified by .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	
SIGNED and SEALED by the duly authorised attorney(s) of the Transferee (being the chargee) under and by virtue of Powers of Attorney registered at:.....Lands registry as number ....and ..... and at the registry of Documents at Nairobi as Number.....and .....respectively in the presence of; ..... *Name and signature if person certifying*	Passport size Coloured Photograph Name ..... *Signature of Attorney(s)*.....
Verification of execution pursuant to Section 45 of the Land Registration Act	
I CERTIFY that .....and ..... being the duly constituted attorney(s) of the Transferee (being the chargee) appeared before me on .....and being known to me/being identified by .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... *Name and signature of person certifying*	

IN WITNESS the chargee (as Transferor) and the Transferee (being the Transferee)

have signed this Transfer as a deed.

EXECUTION:

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

LAND REGISTRAR Seal .....

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

Signature:.....

DRAWN BY:

Notes:

*Delete whichever is not applicable.

**The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 62 (r. 76(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

LEASE

TITLE NUMBER: .....

Date of Lease	
Lessor	
Lessee	

Demised Premises	*(details to include as applicable coordinates of the land, the area of the demised premises and the number of the floor. Provide the survey plan registered as provided in the Act)*
Term	
Rent / Stand Premium	
Service Charge	
Cadastral Plan of the Demised Premises (where applicable)	
Sectional Plan(s) of the Demised Premises (where applicable)	

THIS LEASE witnesses as follows:

The Lessor as legal and or beneficial owner of the above noted Title HEREBY LEASES to the Lessee the Demised Premises for the Term subject to the payment of the Rent and the Service Charge and subject to the conditions set out in this Lease.

Insert Additional Provisions as required by the law and the contract between the parties including in the case of long term leases provisions on extension of lease and transfer of reversionary interest.

IN WITNESS this Lease has been duly executed as a deed by the parties hereto the day and year mentioned above.

Execution

All parties including the Guarantor(s) must execute.

SEALED with the Common Seal of the Lessor)
in the presence of:-)
)

Coloured Photograph	Director Name.....) ID/Passport No.....) PIN No.....)) Signature/...../.....))	)))) Common Seal
Coloured Photograph	Director/Secretary) Name ..... ID/Passport No.....)) PIN No.....)) Signature/...../.....))	)))))))

Person Certifying the execution

Person Certifying the Execution

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 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.
..... Name and signature of person certifying

SIGNED by the Lessee in the) presence of:-)))))ID/No .....) PIN No.....) Signature.....	Coloured Photograph
Certifiacate 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 ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of Perosn Certifying**	

REGISTERED this ..... day of ..... 20 .....

Seal .....

LAND REGISTRAR

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

Signature:

DRAWN BY:

Notes:

* Delete whichever is not applicable.

** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

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

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

TRANSFER OF LEASE

TITLE NUMBER: .....

Date of Transfer	
Transferor(s)	*
Transferee(s)	*
Consideration	**

This TRANSFER OF LEASE wirnesses as follows;

1. The Transferor as the legal [and beneficial] *** owner HEREBY TRANSFERS all his/her/its right title and interest in the above Title.
2. The Transferor acknowledges receipt of the Consideration.
3. The transfer is SUBJECT to the provisions of The Land Act (Cap. 280), the Land Registration Act (Cap. 300), the Lease and the interests noted in the Register of the Title but otherwise free from encumbrances.

   The Transferee(s) shall hold the land asjoint proprietors/as proprietors in common*** in the following undivided shares:-

SIGNED by the Transferor in the)
presence of:-)
)
)
))ID/No .....
) PIN No.....
) Signature/Thumbprint.....

Coloured Photograph

Certifiacate of verification

I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by*** .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....

Signature and Designation of Perosn Certifying****

SIGNED by the Transferee in the)
presence of:-)
)
)
)
)
)
)ID/No .....
) PIN No.....
) Signature/Thumbprint.....

Coloured Photograph

Certifiacate of verification

I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by*** .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....

Signature and Designation of Perosn Certifying****

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

LAND REGISTRAR Seal .....

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

Signature: .....

DRAWN BY:

Notes:

Insert full name(s) registration number(s) registered offtce and address, as applicable.

** Insert currency, amount and other consideration.

*** Delete whichever is not applicable.

**** The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number

---

Form LRA 64 (r. 77 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT(CAP. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

LEASE (Long Term)

TITLE NUMBER: .....

Date of Lease	
Lessor	
Lessee	
Demised Premises	(*Details of the floor where applicable)*

Term	
Rent / Stand Premium	
Service Charge	
Management Company	*(Where applicable give details , Registration particulars and Address of Service in Kenya)*
Cadastral Plan of the Demised Premises (where applicable)	
Sectional Plan(s) of the Demised Premises (where applicable)	

THIS LEASE witnesses as follows:

The Lessor as legal and or beneficial owner of the above noted Title HEREBY LEASES to the Lessee the Demised Premises for the Term subject to the payment of the Rent and the Service Charge and subject to the conditions set out in this Lease.

Insert Additional Provisions as required by the law and the contract between the parties including in the case oflong term leases provisions on extension of lease and transfer of reversionary interest.

IN WITNESS this Lease has been duly executed as a deed by the parties hereto.

Execution

All parties including the Guarantor(s) must execute.

SEALED with the Common Seal of the Lessor)
in the presence of:-)
)

Coloured Photograph	Director Name.....) ID/Passport No.....) PIN No.....)) Signature/...../.....))	)))) Common Seal
Coloured Photograph	Director/Secretary) Name ..... ID/Passport No.....)) PIN No.....)) Signature/...../.....))	))))))

Person Certifying the execution)

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 appeared before me on..... and being known to me/being identified by*.....of.....acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... Name and signature of person certiffing

SIGNED and SEALED by the Lessee in the)
the presence of:-)
)
)
)

Coloured
Photograph

) Name .....
) ID/No.....
) PIN No.....
) Signature.....

Verification of execution pursuant to 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 ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of Person certifying**

REGISTERED this .....day of ..... 20.....

LAND REGISTRAR Seal .....

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

Signature.....

DRAWN BY:

Notes:
*Delete whichever is not applicable.
**The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number."

Form LRA 65 (r. 78)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

SURRENDER OF LEASE

TITLE NUMBER: .....

Date of Surrender of Lease	
Entry No. in the Encumbrances Section	
Lessor	
Lessee	
Demised Premises	
Term	
Guarantor* * (where applicable)	

IN CONSIDERATION of .....* (the receipt whereof is hereby acknowledged by the Lessor)* the Lessee HEREBY SURRENDERS the Lease comprised in the above-mentioned Title and the Lessor HEREBY ACCEPTS the said Surrender.

IN WITNESS this Surrender of Lease has been duly executed by the parties hereto.

[Execution Provisions]

All parties including the Guarantor(s) must execute.

EXECUTION

IN WITNESS WHEREOF this discharge has been duly executed this ..... day of ....., 20 .....

SIGNED as a deed by the Borrower(s)in the presence of:- Coloured Photograph Director Name ..... ID/Passport No.....	
Coloured Photograph PIN No..... Signature..... Director /Secretary Name ..... ID/Passport No..... PIN No..... Signature..... Execution	Common Seal

Certifiifacate of verification

I CERTIFY that .....and ..... being the duly constituted attorney(s) of the Transferee (being the chargee) appeared before me on .....and being known to me/being identified by .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

.....

Name and signature of person certifying

SIGNED by the Cautioner in the presence of:-	Coloured Photograph ID/ No..... PIN No..... Signature.....

Certificate of Verification

I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents.

Signature and Designation of Person certifying**

.....

REGISTERED this ..... day of ..... 20 .....

LAND REGISTRAR Seal .....

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

Signature:.....

DRAWN BY:

Notes:

*Delete whichever is not applicable.

**The person attesting the signature must authenticate the coloured passport size photograph, National ID Number and Tax PIN Number.

Form LRA 66 (r. 79 (2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

LEADING APPLICATION FOR REGISTRATION OF AN INHIBITION ORDER

TITLE NUMBER: .....

Date of Application	
The Applicant:	*Give full name(s) ID/Passport number and address, if corporate include the registered number, as well as address for service in Kenya*
Court Order Issued under Case Number	*Give details of the Case Number and parties*

The Applicant HEREBY APPLIES for the registration of the above Court Order issued on the ..... day of ..... 20 ..... in respect of the above mentioned land.

A copy of the Court Order duly sealed is attached.

EXECUTION:

SIGNED by the Applicant in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification	
I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person certifying**	

Form LRA 67 (r. 80(1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.	Official Fees Paid
.....	.....	Kshs.....

CAUTION

TITLE NUMBER: .....

Date of Caution	
The Cautioner:	*Give full name(s)*
ID/Passport No. Registration No of the Cautioner (if any)	
Address of the Cautioner (within Kenya for service of Notice).	
The Proprietor:	*Give full name(s)*
ID/Passport Registration No. of the Proprietor (if any)	
PIN Number.	
Citizenship/Place of registration.	
Address of the Proprietor (within Kenya for service of notice).	
Interest Claimed	
Extent or Scope of the Caution (Absolutely/Subject to the Interest of the Cautioner)	

1. The Cautioner HEREBY APPLIES for registration of a Caution over the above Title to the extent or scope stated above.
2. The Cautioner forbid the registration of dealings and the making of entries in the register relating to the Title to the extent or scope of the Caution without the Cautioner's consent until this Caution has been withdrawn by the Cautioner or removed by order of the Court or the Registrar.
3. The Cautioner hereby attaches the following documents in support of the application*:—

   i. .....

ii. .....

iii. .....

IN WITNESS the Cautioner has signed this Caution.

EXECUTION:

SIGNED by the Cautioner in the presence of:-	Coloured Photograph ID/ No..... PIN No..... Signature.....
Certificate of Verification	
I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person certifying**	

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

seal .....

LAND REGISTRAR

Name:

Signature: (P.T.O)

*Copies of Sale Agreement, Letters of Administration, Letter of Offer *etc*.

STATUTORY DECLARATION

I, ... (in support ofthis caution) do hereby sincerely declare as follows:—

.....

.....

I make this declaration conscientiously believing the same to be true and according to the Oaths and Statutory Declaration Act.

DECLARED before me at

.....

on the .....day

of .....20.....

.....

.....

Signature of Advocate or Land Registrar

Form LRA 68 (r. 80 (3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF CAUTION

TITLE NUMBER:.....

Date of Caution	
The Cautioner:	*Give full name(s) and if corporate the registration number, if any*
The Proprietor:	*Give full name(s) and company's registration number, if any*

The Land Registrar HEREBY NOTIFIES the Proprietor of a Caution which has been registered on the Register by the Cautioner claiming ..... interest on the Title.

Details of the Caution are available from the Land registry on application.

SIGNED by the Land Registrar

LAND REGISTRAR

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

Signature: .....

Form LRA 69 (r. 80(4))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

WITHDRAWAL OF CAUTION

TITLE NUMBER: .....

Date of Instrument of Withdrawal of Caution:	
Date of Caution	
The Cautioner:	*
The Proprietor:	*

The Cautioner HEREBY APPLIES to withdraw the Caution registered in Entry Number(s) ..... on theEncumbrances Section of the Register.

EXECUTION

IN WITNESS WHEREOF this withdrawal of caution has been duly executed this ..... day of ..... 20 .....

SIGNED by the Cautioner in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification	
I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person certifying**	

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

LAND REGISTRAR Seal .....

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

Signature: .....

Notes:

* Give full names ID/Passport No.; PIN and Address

Form LRA 70 (r. 80 (5))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION TO REMOVE CAUTION

TITLE NUMBER: .....

Date of Application	
Date of Caution	
The Applicant:	*
The Proprietor:	*

1. The Applicant HEREBY APPLIES to remove the Caution registered in Entry Number(s) ..... on the Encumbrances Section of the Register.
2. The grounds for the application are as follows:—
   (a) .....
   (b) .....
   (c) .....

(Attach supporting documents as necessary)

EXECUTION

IN WITNESS WHEREOF this application for removal of caution has been duly executed this ..... day of ..... 20 .....

SIGNED by the Applicant in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification	
I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person certifying**	

Notes:

*Give full names ID/Passport No.; PIN and Address

Form LRA 71 (r. 80 (6))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF INTENTION TO REMOVE A CAUTION

TITLE NUMBER: .....

Date of Caution	
The Cautioner:	*Give full name(s) and if corporate the registration number, if any*
The Proprietor;	*Give full name(s) and if company's registration number, if any*

The Registrar having received an application to remove a Caution from the Proprietor HEREBY NOTIFIES the Cautioner that the Caution will be removed thirty (30) days from the date of posting this Notice unless the Cautioner submits to the Lands registry and before the expiry of the Notice period a Notice of Objection to Remove the Caution (duly completed Form LRA-55) .

Dated this ..... day of ..... 20 .....

ISSUED by the Registrar

REGISTRAR

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

Signature: .....

Form LRA 72 (r. 80(7))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF OBJECTION TO REMOVAL OF A CAUTION

TITLE NUMBER: .....

Date of Application to remove Caution	
Date of Caution:	
The Cautioner:	*Give full name(s) and if corporate the registration number, if any*
The Proprietor/Interested Party:	*Give full name(s) and company's registration number, if any*

The Cautioner HEREBY NOTIFIES the Land Registrar of his/her/its objection to the removal of the Caution registered in Entry Number(s)..... on the Encumbrances Section of the Register.

EXECUTION

IN WITNESS WHEREOF this notice of objection has been duly executed this..... day of..... 20.....

SIGNED by the Cautioner in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification	
I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person certifying**	

Form LRA 73 (r. 80 (8))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE FOR OF HEARING ON APPLICATION TO REMOVE CAUTION

TITLE NUMBER: .....

Date of Hearing	
Date of Caution	
The Cautioner:	*Give full name(s) and if corporate the registration number, if any*
The Proprietor:	*Give full name(s) and company's registration number, if any*

The Land Registrar upon receiving an application to remove a Caution from the Proprietor and following the objection by the cautioner, HEREBY NOTIFIES the Cautioner and the Proprietor of a Hearing to determine the application to be held in the office of the Land Registrar on the ..... day of ..... 20 ..... at ..... AM/PM. Please bring all the relevant supporting documents (original and copy) and witnesses, if any.

SIGNED:

LAND REGISTRAR

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

Signature: .....

Form LRA 74 (r. 80 (10))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

ORDER OF THE REGISTRAR ON AN APPLICATION TO REMOVE A CAUTION

TITLE NUMBER: .....

Date of Application	
Date and Entry No. of Caution	
Proprietor	
Applicant	

1. Upon the expiry of the Notice issued on the ..... day of ..... 20 ....., the Registrar has with effect hereof removed the Caution registered as Entry Number..... on the Property Section of the Register to the Title.
2. Pursuant to the hearing held on the ..... day of ..... 20 ..... the Registrar HEREBY NOTIFIES the Proprietor and the Applicant as follows:
   (a) The Registrar has with effect from the date hereof removed/declined to remove (cancel as appropriate) the Caution registered as Entry Number ..... on the Property Section of the Register to the Title.
   (b) The Registrar does not make orders as to costs/makes the following orders as to costs:—
   (i) .....;
   (ii) .....

SIGNED by the Land Registrar

LAND REGISTRAR

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

Signature: .....

Note:

Form LRA 75 (r. 81 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION FOR A RESTRICTION

TITLE NUMBER: .....

Date of Application	
Proprietor	
Applicant	
Grounds of Application for Restriction	
Nature of Restriction	
Duration of Restriction	

The Applicant HEREBY APPLIES to the Registrar to register a restriction on the Proprietorship Section of the Register.

EXECUTION:

IN WITNESS WHEREOF this application for a restriction has been duly executed this ..... day of ..... 20 .....

SIGNED by the Applicant in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification	
I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person certifying**	

Form LRA 76 (r. 81(2), (5))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF INTENTION TO REGISTER/REMOVE/VARY A RESTRICTION

TITLE NUMBER: .....

Date of Notice	

Proprietor:	*Give full name(s) and company's registration number, if any as per Register*
Interested Party (if any)	

The Registrar HEREBY NOTIFIES the Proprietor and the Interested party (if any) of intention to register a restriction on the register of the above Title prohibiting any further dealings on the following grounds:

(a) .....

(b) .....

(c) .....

You are hereby notified to appear before the Registrar on the ..... day of ..... 20 ..... at ..... AM/PM with such documents and,/or representations that you deem necessary to assist in the inquiries in the matter. Please note that the Registrar will make a determination on the matter after the said date.

ISSUED by the Registrar

LAND REGISTRAR

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

Signature: .....

Form LRA 77 (r. 81 (3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF RESTRICTION

TITLE NUMBER: .....

Date of Restriction	
Proprietor	

Applicant*	

1. Notice is hereby given that the Registrar has placed a restriction on the above-mentioned title this ..... day of ..... 20 .....; OR
2. Pursuant to the hearing conducted on the .....day of ..... 20 ..... the Registrar HEREBY NOTIFIES the Proprietor and the Applicant that after due consideration:

1. The Registrar has registered a Restriction on the Register to the Title as follows:—
   (a) For a period of .....; or
   (b) Until .....; or
   (c) Until the making of a further order.

   The Restriction forbids all dealings/the following dealings:

   .....

   .....
2. The Registrar has declined to register a Restriction on the Title.

   SIGNED by the Land Registrar

   LAND REGISTRAR

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

   Signature: .....

   Note:

   *where applicable

Form LRA 78 (r. 81(4))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION TO REMOVE OR VARY A RESTRICTION

TITLE NUMBER: .....

Date of Application to remove or vary a Restriction	
Date of the Restriction	
Applicant /Person Interested:	*Give full name(s) and d corporate the registration number, if any*
ID/Passport Company Registration No. of Applicant/ Person interested (*if any*)	

The Applicant/Person Interested HEREBY APPLIES to the Land Registrar to vary/remove* the Restriction registered in Entry Number(s) ..... on the Encumbrances Section of the Register on the grounds that:

1. .....
2. .....
3. .....

* delete where not applicable

IN WITNESS WHEREOF this application for removal/variation of Restriction has been duly executed this ..... day of..... ..... 20 .....

EXECUTION:

SIGNED by the Applicant/Interested Party in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification	
I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person certifying**	

Form LRA 79 (r. 81 (6))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF VARIATION/REMOVAL OF RESTRICTION

TITLE NUMBER: .....

Date and Entry No. of Restriction	

Proprietor	
Applicant*	

Pursuant to the hearing held on the ..... day of 20 ..... the Registrar HEREBY NOTIFIES the Proprietor and the Applicant as follows:

1. The Registrar has with effect from the date hereof varied the Restriction registered as Entry Number ..... on the Property Section of the Register to the Title as follows:—

   (a) .....;

   (b) .....; or

2. The Registrar has with effect hereof removed the Restriction registered as Entry Number..... on the Property Section of the Register to the Title.

SIGNED by the Land Registrar

LAND REGISTRAR

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

Signature: .....

Note:

*where applicable

Form LRA 80 (r. 82)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

GRANT OF EASEMENT/ANALOGOUS RIGHT

TITLE NUMBER: .....,

Date of Instrument	
Proprietor/Grantor	
Grantee	

Nature of Easement/analogous right Granted	
Conditions	
Period of Easement	
land or specific part burdened by the easement	
Dominant Land	

In consideration of ..... (receipt whereof is hereby acknowledged by the Grantor) the Grantor HEREBY GRANTS to the Grantee an Easement/analogous right over the above Title in the nature for the period and subject to the conditions stated above.

EXECUTION:

SIGNED by the Grantor in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....

SIGNED by the Grantor in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....

Certificate of Verification
I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers and that he/she had freely and voluntarily executed this instrument and understood its contents. ..... Signature and Designation of Person certifying**

IN WITNESS WHEREOF this grant of easement has been duly executed by the parties herein.

REGISTERED this ..... day of ..... 20 .....

LAND REGISTRAR

Seal.....

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

Signature:.....

DRAWN BY:

Date Received	Presentation Book	Official Fees Paid	Receipt No.
.....	No.....	Kshs.	.....

Form LRA 81 (r. 83)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

CANCELLATION OF EASEMENT/ANALOGOUS RIGHTS BY PERSON OCCUPYING DOMINANT LAND

TITLE NUMBER: .....

Date of Easement/ Analogous right	
Dominant Land	
Proprietor of Dominant Land	
The Proprietor(s)/Grantors :	

I, ... being the person occupying the dominant land DO HEREBY cancel the above easemenUanalogous right granted/created and consent of lessee/lender executed in Form LRA 82 is hereby attached.

EXECUTION:

DRAWN BY:

Date Received	Presentation Book No.	Official Fees Paid Kshs.	Receipt No.
.....	.....	.....	.....

Form LRA 82 (r. 84)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

CONSENT OF LESSEE OR LENDER ON CANCELLATION OF EASEMENT/ ANALOGOUS RIGHT BY THE PERSON OCCUPYING DOMINANT LAND

TITLE NUMBER: .....

Date of Easement/ Analogous right	
Dominant Land	
Proprietor of Dominant Land	
The Proprietor(s)/Grantors :	

I, ... being the lessee/lender for the time being entitled to the benefit from the easement/analogous right in respect to the dominant land do hereby consent to the cancellation of the easemenUanalogous right application made by the person occupying the dominant land.

EXECUTION:

I, ... being the lessee/lender for the time being entitled to the benefit from the easement/analogous right in respect to the dominant land do hereby consent to the cancellation of the easement/analogous right application made by the person occupying the dominant land

EXECUTION:

SIGNED by the lessee/lender in the presence of:-	Coloured Passport size Photograph ID/Passport Number..... PIN No..... Signature/Thumb Print.....

DRAWN BY:

Date Received	Presentation Book No.	Official Fees Paid Kshs.	Receipt No.
.....	.....		

DRAWN BY:

Date Received	Presentation Book	Official Fees paid	Receipt No.
.....	No.....	Kshs.	

Form LRA 83 (r. 85)

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

APPLICATION FOR CANCELLATION OF EASEMENT/
ANALOGOUS RIGHTS BY PERSON OCCUPYING SERVIENT LAND

TITLE NUMBER: .....

Date of Easement/ Analogous right	
Dominant Land	
Proprietor of Dominant Land	
The Proprietor(s)/Grantors :	

I, ... being the person occupying the servient land DO HEREBY cancel the above easementianalogous right granted/created as shown above.

EXECUTION:

I, ... being the person occupying the servient land DO HEREBY cancel the above easement/analogous right granted/created as shown above.

EXECUTION:

SIGNED by the person occupying the servient land in the presence of:-	Coloured Passport size Photograph ID/Passport No..... PIN No..... Signature/Thumb Print.....

DRAWN BY:

DRAWN BY:

_____

Form LRA 84 (r. 86 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.	Official Fees Paid
.....	.....	Kshs.....

APPLICATION FOR OFFICIAL SEARCH

TITLE NUMBER: .....

Date of Application	
Applicant	*Name*: ..... *ID/Passport No.*: ..... *PIN No.*:..... *Address*:..... *Telephone No*:..... *Email 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* **select as appropriate*
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	
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.

Form LRA 85 (r. 86(3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. .....

SEARCH NO. .....

On the..... day of..... 20..... the following were the subsisting entries on the register of the above-mentioned title:

Part A - Property Section *[easements, etc.]*

Nature of title .....

Approximate area .....

Part B - Proprietorship Section

Name and address of proprietor

Inhibitions, cautions and restrictions— .....

Part C - Encumbrances Section fleases, charges, *etc*.]

The following application are pending:

(a) .....

(b) .....

(c) .....

(d) .....

The following certified copies are attached as requested:

(a) .....

(b) .....

(c) .....

(d) .....

Date ..... day ..... 20 .....

Seal .....

SIGNED by the Registrar

Name:

Signature:

Form LRA 86 (r. 87(4))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.	Official Fees Paid Kshs.
.....	.....	.....

APPLICATION TO THE REGISTRAR FOR APPROVAL OF A DOCUMENT FOR USE WHERE NO FORM HAS BEEN PRESCRIBED

TITLE NUMBER: .....

Date of Application	
The Applicant:	*Give full name(s) and if corporate the registered number, if any*
Proposed document	P*roposed Form to be Approved is herewith attached**

The Applicant HEREBY APPLIES to the Land Registrar for approval of the above named form for use the following grounds that no form of the above nature and purpose has been prescribed:

In support of this Application, the Applicant attaches a statutory declaration and supporting documents.

Signature of applicant:.....

_____

Form LRA 87 (r. 91 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

APPLICATION TO RECTIFY THE REGISTER

TITLE NUMBER: .....

Date of Application	
Applicant	*Give full name(s)*

I D/Passport/Registration No. of Applicant (*if any*)	

The Applicant HEREBY APPLIES to the Land Registrar to rectiff the register of the above named land as follows:

1. .....
2. .....
3. .....

The application is made on the grounds that*:

1. .....
2. .....
3. .....

*Provide supporting documents

IN WITNESS WHEREOF this application for rectification of the register has been duly executed this ..... day of ..... 20 .....

EXECUTION:

SIGNED by the Applicant in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Certificate of Verification	
I CERTIFY that the above-named ..... appeared before me on the .....day of..... 20.....and being known to me/being identified by* .....of ..... acknowledged the above signatures or marks to be his/hers/and that he/she had freely and voluntarily executed this instrument and understood its contents. Signature and Designation of Person certifying**	

Form LRA 88 (r. 91 (2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.....	Official Fees Paid Kshs.....

CONSENT TO RECTIFY THE REGISTER BY A COMPANY

TITLE NUMBER: .....

Date of consent:	
Name of Proprietor	
Name of party giving consent:	*Name*:..... *Registration No*:.....
Nature of rectification Consented:	

The above named being the affected party hereby acknowledges and declares that:—

1. It has full knowledge of the intended rectification; and
2. It has understood the nature and effect of this Consent;

AND the Company HEREBY CONSENTS to the rectification of the register.

IN WITNESS the Company has signed this Consent as a deed.

EXECUTION:

SEALED with the Common Seal of the Company in the presence of:— ..... Director ..... Director/ Secretary Director/Secretary	Common Seal
Certificate of Verification	
I CERTIFY that..... and..... being the persons witnessing the affixing of the Common Seal of the Company appeared before me on..... and being known to me/being identified by..... of..... freely and voluntarily executed this instrument. ..... Name and signature of person certifying	

Form LRA 89 (r. 91 (3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.	Official Fees Paid
.....	.....	Kshs.....

CONSENT TO RECTIFY THE REGISTER BY INDIVIDUAL

TITLE NUMBER: .....

Date of consent:	
Name of Proprietor	

Name of party giving consent:	*Name*:..... *ID/PP No*:.....
Nature of rectification Consented:	

The above named being the affected party/parties hereby acknowledge and declare that:—

1. I/We have full knowledge of the intended rectification;
2. l/We understand the nature and effect of this Consent;

AND I/We HEREBY CONSENT to the rectification of the register.

EXECUTION:

SIGNED by the Party Giving Consent in the presence of:-	Coloured Photograph ID/No..... PIN No..... Signature.....
Verification of execution pursuant to 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 ..... acknowledged the above signatures or marks to be his/hers/and that he/she had freely and voluntarily executed this instrument Name and signature of person certifying	

LAND REGISTRAR

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

Signature: .....

Drawn By:

Form LRA 90 (r. 92 (1))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF RECTIFICATION OF REGISTER BY REGISTRAR

TITLE NUMBER .....

Date of Notice:	
Proprietor:	*Give full name(s) and company's registration number, if any*

1. Upon resurvey, the Regisffar HEREBY NOTIFIES the Proprietor that after the expiry of Forty-Five (45) days from the date of service of this Notice the register of the above Title shall be rectified as follows:—

   a) .....

   b) .....

   c) .....

2. Note that pending the expiry of this notice and the rectification of the register, dealings on the above Title are hereby prohibited.

3. The amended Cadastral Map is available for inspection at the Survey office.

   LAND REGISTRAR

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

   Signature:.....

Form LRA 91 (r. 92 (2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

NOTICE OF INTENTION TO RECTIFY REGISTER

TITLE NUMBER: .....

Date of Notice:	
Proprietor:	*Give full name(s), ID/Passport No. and company's registration number, if any*

1. The Registrar HEREBY GIVES NOTICE of intention to rectiff the register of the above Title on the following grounds:

   a) .....

   b) .....

   c) .....

2. Note that pending the expiry of this notice and the rectification of the register, dealings on the above Title are hereby prohibited.

3. You are hereby notified to appear before the Registrar on the ..... day of ..... 20 ..... at ..... [Place] at ..... AM/PM with such documents and/or representations that you deem necessary to assist in the rectification of the register. Please note that the Registrar may proceed to make the rectification of the register after ninety (90) days from the date of service of this Notice without any further reference to you.

   Dated this ..... day of ..... 20 .....

   ISSUED by the Registrar

Seal .....

LAND REGISTRAR

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

Signature: .....

Form LRA 92 (r. 92 (3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

ORDER OF RECTIFICATION OF REGISTER

TITLE NUMBER: .....

Date of Notice	
Date of Hearing	
Proprietor	
Affected Parties	

1. Upon the expiry of the Notice issued on the..... day of..... 20....., the Registrar has with effect from the date hereof rectified the register as follows:—

   (a) .....;

   (b) .....;

   (c) .....;

   OR

2. Pursuant to the hearing held on the..... day of ..... 20 ..... and the decision made on the ..... day of ..... 20 ....., the Registrar HEREBY NOTIFIES the Proprietor and the Affected Parties that at the expiry of fourteen (14) days from the date of service of this Order, the Registrar shall rectify the Register as follows:—

   (a) .....;

   (b) .....;

   (c) .....;

   SIGNED by the Land Registrar

   LAND REGISTRAR

   Name: ..... Registrar's StamP / No. .....

   Signature: .....

———————————

Form LRA 93 (r. 93(2))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT (Cap. 300)

THE LAND REGISTRATION (GENERAL) REGULATIONS

SUMMONS

TITLE NUMBER: .....

Date of Summons	
Name of party:	*Give full name(s) and if corporate the registered number, if any*
Documents Required	1. 2.

The above named party is hereby summoned to appear before the Land Registrar on the ..... day of ..... 20 ..... at ..... [Place] at ..... AM/PM for purposes of examining the above documents, and he/she is hereby required to bring with him/trer and produce at the time and place the above documents, and all other writings and documents in his/her custody and power relating to the Title or the Land /interest in Land.

SIGNED by the Land Registrar

LAND REGISTRAR

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

Signature: .....

Form LRA 94 (r. 94(3))

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT(*Cap. 300*)

THE LAND REGISTRATION (GENERAL) REGULATIONS

Date Received	Presentation Book No.	Official Fees Paid
.....	.....	Kshs.....

APPLICATION FOR RECTIFICATION OF REGISTER PURSUANT TO A COURT ORDER

TITLE NUMBER: .....

Date of Application	
The Applicant:	*Give full name(s)*
ID/Passport/Company Registration No. (*if any*)	
Date of Court Order	

The Applicant HEREBY APPLIES to the Land Registrar for the registration of the above mentioned Court Order for the rectification of the Register of the above named Land in the manner set out in the Order.

In support of this Application the Applicant attaches a Certified True copy of the Court Order.

EXECUTION:

SIGNED by the Applicant in the presence of:—	
Certificate of Verification	
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 marks to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.....Signature and Designation of Person Certifying**	

SEVENTH SCHEDULE [(r. 97(1)]

FEES

SERVICES	FEES (KSHS.)
Application for official search under section 34 of the Act (online and manual).	1,000

Application for registration of documents/instruments in the prescribed forms and any other whose forms are not prescribed.	1,000
Incorporation of a trust.	10,000
Corporation certificate.	1,500
Notice of change of corporation membership.	1,000
Notice of change of corporation board membership.	1,000
Public notice on the termination of sectional status.	1,000
Conversion of sub-leases/long-term leases.	1,000
Issuance of certificate of title or certificate of lease.	2,500
Resubmission for registration of any document previously rejected because of an error thereon or for failure to comply with any pre-requisite of registration (per document rejected)	1,000
Replacement of title.	2,500
Opening new registers resulting from adjudication, new lease, sectional units, partition, amalgamation or subdivision for each parcel.	1,000
Rectification of the register or change /correction of name not occasioned by the land registrar under section 79(1) and (3).	2,000
Preparation of a surrender of lease, discharge of charge, release of easement, release of profit or lease of restrictive agreement, application to server a joint proprietorship, application for partition, notice of revocation of power of attorney or a caution under section 36 of the Act.	5,000
Application for approval of a form not provided in the prescribed forms or which in the opinion of the land registrar requires substantial additions to or variations from the prescribed form.	3,000 upon approval by the Chief Land Registrar.
Application for re-establishing a missing boundary or ascertainment of a boundary in dispute under section 16(4) of the Act.	3,000
Application for ascertaining and fixing boundaries under section 19 of the Act.	3,000

Placement of caution or restriction other than restriction by the land registrar or government entities under section 71 of the Act.	1,000
Any formal proceeding or hearing including caution, removal of caution, restriction, double registration, correction/change of name conducted by the registrar under section 14 of the Act.	3,000
Application for certified copies of the proceedings arising from the determination of the Land Registrar or Chief Land Registrar under section 34 of the Act.	1,000 for the first 10 pages, 100 for each additional page.
Appeals to the Chief Land Registrar from an order of the Land Registrar under section 14 of the Act.	5,000
Attending court or a place outside the office for a day or less than a day.	3,000 plus transport as per the AA rates.
Attending court or a place outside the office for more than a day.	3,000 plus transport as per the AA rates and daily subsistence