|  |  |
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| **Form LRA 61** | **(r. 75(3))** |

**REPUBLIC OF KENYA**

**THE LAND REGISTRATION ACT**

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

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | Date Received |  | Presentation Book | Official Fees Paid |  |
|  | ………………… |  | No…………………. | 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** |  | *Give full name(s) and if corporate the registered number, if any* |  |
|  | **Transferor)** |  |  |  |  |  |  |
|  | **Transferee** | **(being** |  | *Give full name(s) and company’s registered number, if any* |  |
|  | **the Chargee)** |  |  |  |  |  |
|  | **Chargor** |  |  |  |  | *Give full name(s) and company’s registered number, if any* |  |
|  |  |  |  |  |  |
|  | **Consideration** | **for** | *\*\** The Sum of: |  |  |
|  | **the Transfer** |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |

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:
	1. The provisions of The Land Registration Act and The Land Act;
	2. 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 Transferee) havesigned this Transfer as a deed.

**EXECUTION:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **SIGNED** by the duly authorised attorneys |  |  |  |  |
| 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 |  | Coloured |  |  |
| of Documents at Nairobi as Number |  | Photograph |  |  |
| ……………. and ………………………… |  |  |  |
| respectively in the presence of:- |  |  |  |  |  |
| ………………………………………… |  | Name……………………….. |  |
| *Name and signature of person* |  |  | Signature of *Attorney(s).........* |  |
| *certifying* |  |  |  |  |  |



**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 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 AND SEALED** by the duly |  |  |  |  |
|  |  |  |  |
| authorised attorneys of the Transferee |  |  |  |  |
| (being the Chargee) under and by virtue of |  |  |  |  |
| Powers of Attorney registered at the |  | Coloured |  |  |
| ........................ Lands registry as number |  |  |  |
|  |  |  |  |
| …………………..… | and |  | Photograph |  |  |
| …………………..…… and at the registry |  |  |  |
|  |  |  |  |
|  |  |  |  |
| of Documents at Nairobi as Number |  |  |  |  |
| ……………. and ………………………… |  |  |  |  |
| respectively in the presence of:- |  |  |  |  |  |
| ………………………………………… |  |  | Name……………………….. |  |
| *Name and signature of person* |  |  | Signature of *Attorney(s)..............................* |  |
| *certifying* |  |  |  |  |  |



**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 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** 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.”