|  |  |
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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.”