

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT, No. 3 of 2012
 THE SECTIONAL PROPERTIES ACT, No. 21 of 2020
 SECTIONAL PROPERTIES REGULATIONS, 2021

Serial Number **001010000252**



THE REPUBLIC OF KENYA

Certificate of Lease

for Sectional Property

TITLE NUMBER **MOMBASA/BLOC XXVI/1155**UNIT NUMBER **11, 48** AND ONE TEN THOUSANDTH SHARES IN
THE COMMON PROPERTY HEREINLESSOR **THE NATIONAL GOVERNMENT OF KENYA**APPROXIMATE UNIT FLOOR AREA **243.4** m²USER **RESIDENTIAL** RENT **KSHS.390/= P.A. (REV)**TERM **99** YEARS FROM **1.1.1975.**SECTIONAL PLAN NO. **FR/NO. 635/24-25 & 722/86-87**This is to certify that **SAAD MIGDAD SAAD - ID/NO. 21216977**

"

"

"

"

"

"

is (are) now registered as the unit owner(s) of the leasehold interest
 comprised in the above mentioned title, subject to 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 unit.



GIVEN under my hand and the seal of the

MOMBASA

..... Land Registry

this **24TH** day **JULY** **25**, 20.....**Registrar**

Name Stamp No.

Signature *[Signature]*

[Signature]
D. H. Mwangi
 REGISTRAR

EDITION: 1	PART A—PROPERTY SECTION	
OPENED: 15.5.2025	EASEMENT, ETC.	NATURE OF TITLE
REGISTRATION UNIT 11, 4B		
REGISTRATION SECTION: MOMBASA		
BLOCK NUMBER: BLOCK XXVI	LESSOR.....	
PARCEL NUMBER: 1155	LESSEE.....	
UNIT NUMBER 11 ANDONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY THEREIN	USER.....	LEASEHOLD
APPROXIMATE UNIT FLOOR AREA 243.4 M ²	RENT	
(ORIGINAL PARCEL/UNIT NUMBER MSA/BLOCK XXVI/1155)	TERM..... YEARS	
SECTIONAL PLAN NUMBER FR/NO. 635/24-25	FROM.....	

PART B—PROPRIETORSHIP SECTION

[illegible]

Land Registrar

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT, No. 3 of 2012
THE SECTIONAL PROPERTIES ACT, No. 21 of 2020
SECTIONAL PROPERTIES REGULATIONS, 2021

Serial Number **001010000252**



THE REPUBLIC OF KENYA

Certificate of Lease for Sectional Property



ardhisasa
Shamba Lako, Hati Soti!

001010000252



Serial Number



Phone: 0746962239, 0792940224
Email: ardhisasa@ardhi.go.ke,
Website: ardhisasa.lands.go.ke

Recipient
APARTMENT NO.4B ON MOMBASA/BLOCK XXVI/1155

INVOICE PAID
Serial No. KEQZQ2G6SJ5,
Invoice No. C8C5D2USVQ,
Due date: Jul 23, 2025
Date printed: Jul 28, 2025
County: MOMBASA
Registry: MOMBASA

No.	Payment Description	Amount
1	Convenience Fee	Ksh. 50.00
2	Search Fee	Ksh. 1,000.00
3	New Tittle Fee	Ksh. 2,500.00
4	Transfer Fee	Ksh. 1,000.00

Total Amount: Ksh. 4,550.00
Total Paid: Ksh. 4,550.00
Balance: Ksh. 0.00

NB: All payments in this invoice must be done through E-Citizen
Disclaimer: This invoice is system generated and valid. You may confirm validity of this invoice on the Ardhisasa portal

Phone: 0746962239, 0792940224
Email: ardhisasa@ardhi.go.ke,
Website: ardhisasa.lands.go.ke

Recipient
APARTMENT NO.4B ON MOMBASA/BLOCK XXVI/1155

PAYMENT RECEIPT

Serial No.: K9QE6PHJ5Z,
Receipt No.: 1596708388
Date of Payment: Jul 23, 2025
Date printed: Jul 28, 2025

No.	Invoice No.	Payment Description	Amount
1	C8C5D2USVQ	Search Fee	Ksh. 4,550.00

Total Amount: Ksh. 4,550.00

Total Paid: Ksh. 4,550.00

Balance: Ksh. 0.00

NB: All payments in this invoice must be done through E-Citizen
Disclaimer: This receipt is system generated and valid. You may confirm validity of this invoice on the Ardhisasa portal.

FOR OFFICIAL USE ONLY

TO: THE UNDERMENTIONED PRESENTOR.
The documents presented for registration are
returned herewith together with

I am unable to register

.....
Please refer to the conditions appertaining to
rejections overleaf.

I am, Sir(s),
Your obedient servant,

Land Registrar

DESPATCHED

RECEIVED



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

REPUBLIC OF KENYA

APPLICATION FOR REGISTRATION

6Of the under mentioned documents in the following order of priority:

Date of Documents	Description(1)	Land Reference Number (2)	Title Deed File Number (3)	Fee (4)	For Official Use only
02 ND JULY 2025	TRANSFER	APARTMENT NO. 4B	MOMBASA/BLOCK XXVI/1155	1,000/=	51
	TITLE			2,500/=	
	SEARCH			1,000/=	
Total				4,500/=	

The following documents are enclosed for endorsement: (5)

Grant No. Certificate of Title No. Lease No.

The following supporting documents are also enclosed: (6)

Copy" of Divisional Land Board Consent "Registration Copy" of
the County Council's/Commissioner's Consent Valuation forms W.70
e following consents are enclosed on the documents:

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

... ☐

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

SIGNATURE: _____

NAME IN BLOCK CAPITALS: ABDULLAHI YUSSUF & COMPANY
ADVOCATES

POSTAL ADDRESS: P.O BOX 88356-80100, MOMBASA KENYA

Dated 23RD day of JULY 2025

Phone: 0746962239, 0792940224
Email: ardhisasa@ardhi.go.ke,
Website: ardhisasa.lands.go.ke

Recipient

APARTMENT NO.4B ERECTED ON MSA/BLOCK XXVI/1155

INVOICE PAID

Serial No. ZXP100VHJJ,
Invoice No. 4UZ1DY8WC1,
Due date: Jul 5, 2025
Date printed: Jul 28, 2025

County: MOMBASA
Registry: MOMBASA

No.	Payment Description	Amount
1	Convenience Fee	Ksh. 50.00
2	Stamp Duty Fee For Parcel Apartment No.4b Erected On Msa/block Xxvi/1155	Ksh. 400,040.00

Total Amount: Ksh. 400,090.00
Total Paid: Ksh. 400,090.00
Balance: Ksh. 0.00

NB: All payments in this invoice must be done through E-Citizen
Disclaimer: This invoice is system generated and valid. You may confirm validity of this invoice on the Ardhisasa portal



Phone: 0746962239, 0792940224
Email: ardhisasa@ardhi.go.ke,
Website: ardhisasa.lands.go.ke

Recipient
APARTMENT NO.4B ERECTED ON MSA/BLOCK XXVI/1155

PAYMENT RECEIPT
Serial No.: RSBYMWY10CK,
Receipt No.: 1596710975
Date of Payment: Jul 23, 2025
Date printed: Jul 28, 2025

No.	Invoice No.	Payment Description	Amount
1	4UZ1DY8WC1	Stamp Duty Fee	Ksh. 400,090.00

Total Amount: Ksh.
400,090.00
Total Paid: Ksh.
400,090.00
Balance: Ksh. 0.00

NB: All payments in this invoice must be done through E-Citizen
Disclaimer: This receipt is system generated and valid. You may confirm validity of this invoice on the Ardhisasa portal.

REPUBLIC OF KENYA
THE LAND REGISTRATION ACT NO.3 OF 2012
THE SECTIONAL PROPERTIES ACT NO.21 OF 2020
THE SECTIONAL PROPERTIES REGULATIONS 2021
THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

DISTRICT LAND REGISTRY
MOMBASA
24 JUL 2025
11 AM
51

Date Received

Presentation Book

Official Fees Paid

.....

No.....

Kshs.

TRANSFER OF SECTIONAL PROPERTY
TITLE NUMBER: MOMBASA/BLOCK XXVI/1155/ UNIT NO. 11 (DOOR NO.4B)
SECTIONAL PLAN NUMBER: F/R NO. 635/24-26& 722/86-87

Date of Transfer	02/07/2025
Transferor(s)	RAYYAN APARTMENTS LIMITED
Company Registration No.	PVT-LRUDEB9
Transferee(s)	SAAD MIGDAD SAAD
ID Number	21216977
Consideration	**Amount of: Kenya Shillings Ten Million (Kshs. 10,000,000/-) (Receipt is hereby acknowledged by the Transferor)
Nature of interest to be Transferred	LEASEHOLD TERM: 99 YEARS FROM: 01-01-1975 RENT: Ksh. 390/=

COLLECTOR
23.7.25
MOMBASA
REVENUE PAID
KE
Pounds
KE
0001

This **TRANSFER OF LEASE** witnesses as follows:

1. The Transferor(s) as the legal and beneficial owners **HEREBY TRANSFER** all their right title and interest in the above Title.
2. The Transferor(s) acknowledge receipt of the Consideration.
3. The Transfer is **SUBJECT** to the provisions of The Land Registration Act (No 3 of 2012) and The Land Act (No 6 of 12); the lease and the interests noted in the Register of the Title but otherwise free from encumbrances.

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

EXECUTION:

SIGNED & SEALED as a deed by the duly authorized Director of the Transferor:
RAYYAN APARTMENTS LIMITED

COMMON SEAL

DIRECTOR



Name: **HASSAN SAID BOBOO**

ID No. **23218836**

PIN No.

Signature: _____

ABDULLAH Y. ABDI
ADVOCATE
COMMISSIONER FOR OATHS
P.O. Box 88356 - 80100, MSA

.....
Name and signature of person certifying

Certificate of Verification under Section 45 of the Land Registration Act

I CERTIFY that the above-named Director of the Transferor **HASSAN SAID BOBOO** appeared before me on the.....day of 2025 and being known to me/being identified by ID No..... 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.

ABDULLAH Y. ABDI
ADVOCATE
COMMISSIONER FOR OATHS
P.O. Box 88356 - 80100, MSA
.....
Name and signature of person certifying

SIGNED as a deed by the Transferee
SAAD MIGDAD SAAD
in the presence of: -



ESTHER W. MARIGA
ADVOCATE
P.O. BOX 50 - 00900,
KIAMBU

Name: **SAAD MIGDAD SAAD**

ID No. **21216977**

PIN No. **A002624566A**

Signature: _____

.....
Name and signature of person certifying

Certificate of Verification under Section 45 of the Land Registration Act

I CERTIFY that the Director of the above-named Transferee(s) **SAAD MIGDAD SAAD** appeared before me on the 5th day of June, 2025 and being known to me/being identified by P/P No. 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.

ESTHER W. MARIGA
ADVOCATE
P.O. BOX 50 - 00900,
KIAMBU

.....
Name and signature of person certifying

REGISTERED and SEALED this 24TH day of JULY, 2025

B-3

Seal.....

LAND REGISTRAR

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

Signature:

AYC
ADVOCATES

DRAWN BY:

ABDULLAHI YUSUF & CO. ADVOCATES

Kedong House, 2nd Floor,

Ralph Bunche Road

EMAIL: abdullahiyussufadvocates@gmail.com

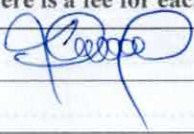
TEL: 0725 813540

NAIROBI

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

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

APPLICATION FOR OFFICIAL SEARCH TITLE No SHOP NO.4B ON MOMBASA/BLOCK XXVI/1155.

Date of Application	
Applicant	<p>Name: ABDULLAHI YUSSUF & COMPANY ADVOCATES.....</p> <p>ID/Passport No.:BN-KYCZVQ9Q.....</p> <p>PIN No.:P052303184A.....</p> <p>Address:P.O. BOX 88356-80100 MOMBASA.....</p> <p>Telephone No.: 0725813540.....</p> <p>E-mail Address (if any)abdullahi@aycadvocates.com.....</p> <p>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.</p>
Purpose of Search	OFFICIAL
Scope of Search	<p>(a) particulars of the subsisting entries in the register of the above mentioned title; or</p> <p>(b) particulars noted on: the Property Section/the Proprietorship Section/Encumbrances Section of the Register*</p> <p>*select as appropriate</p>
Copy of Documents Requested	<p>Please supply a certified copy of each of the following: -</p> <p>(a) COPY OF TITLE NO. <u>SHOP NO. 4B</u> ON MOMBASA/BLOCK XXVI/1155</p> <p>(b) KRA PIN: ABDULLAHI YUSSUF & COMPANY ADVOCATES....</p> <p>(c) ID: FOR ABDULLAHI YUSSUF & COMPANY ADVOCATES</p> <p>(d)</p> <p>NB: There is a fee for each copy</p>
Signature of Applicant	
Search Application No.	
Time of Receipt	
Booking Officer	
Search Collected by	<p>Name:</p> <p>ID/Passport No:</p> <p>Signature:</p> <p>Date:</p>

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.

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

CERTIFICATE OF OFFICIAL SEARCH.

TITLE NO: MSA/BLOCK XXVI/1155 UNIT 11

SEARCH NO.

On the 24TH day of JULY 2025 the following were
 subsisting entries on the register of the above – mentioned title: PART A – Property section (Easements,
 etc.)

Nature of Title LEASEHOLD RENT KSH.390/= TERM 99 YEARS FROM 5/11/19

Approximate area: 243.4 m²

PART B - Proprietorship Section.

Name and address of the Proprietor: -

3. 24/7/2025 SAAD MIQDAD SAAD

4. 24/7/2025 CERTIFICATE OF LEASE ISSUED.

Inhibition, Caution and Restriction: -

PART C – Encumbrance Section (Lease, Charges, etc.)

The following applications are pending:

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

The certified copies required are attached as requested:

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

Date: 24TH Day of JULY 2025

Signed by Registrar

Seal

Name:

Signature: 