

28th October 2022

The Chairperson

Committee on Appointments

Nairobi City County Assembly

Nairobi

Dear Sir

**RE: OBJECTION TO NOMINEE FOR BUILD ENVIRONMENT AND URBAN PLANNING
MR. STEPHEN GATHUITA MWANGI (Popularly known as S. G. MWANGI)**

We the undersigned hereby register our objection to the nominee named herein above that he is not eligible to be a Member of Nairobi City County Executive Committee on the following grounds:-

Mr. Chairperson, the nominee is not registered with the professional bodies, i.e, Kenya Institute of Planners (KIP) or Town and County Planners Association of Kenya (TCPAK) at the time he was nominated for the said position. These are umbrella corporate bodies representing professional planners comprising town, county and country planners, and or urban and Regional Planners, Physical planners as required by law.

The nominee of Build Environment and Urban Planning has been a wanton illegal/irregular public land grabber and or disposer for unjust enrichment.

Mr. Chairperson, Land Reference No. 27/326, off Kiambu Road, Ridgeways, Nairobi, the said parcel of land was a surrender to the defunct City Council of Nairobi purposely for construction of a Nursery School.

The Chief Executive Officer of Wonder Joy Party World sometimes in 2011 made a formal application/request for a Temporary Occupation Licence (TOL) to the Town Clerk and made it to the attention of the then Chief Valuer, Mr. Kich J. Ayiecho. That on the 7th day of September 2011 the Chief Valuer, Mr. Kich J. Ayiecho responded to the application by Wonder Joy Party World, a copy of the letter Ref: VAL.1123/SG/1/92/AK/igm (*hereby attached as exhibit 1*) giving terms and conditions of the regularization of land Ref No.27/326. That the response letter was received on the 9th September 2011 by Wonderjoy Party World two days later and the acceptance letter by Wonderjoy Party World which was undated was received by the Chief Valuer's office on the 12th September 2011.

the nominee hurriedly registered the same public land in the name of Wonderjoy Party World on the 14th day of August 2017 and lodged the same at lands office on the 11th September 2017, with a forwarding letter backdated to 15th December 2015, thus raising eyebrows.

- Unlawful acquisition of public property and conspiracy to commit an economic crime and bribery.

GROUNDS OF OBJECTION

- The Nominee actively participated in illegally and irregularly disposing of public land, which he himself had verified and authenticated as public land.
- The Nominee used his powers as the Chief Land Officer to dispose of public land, this was pure abuse of office and the committee should reject the nomination of STEPHEN GATHUITA MWANGI as Nominee for BUILT ENVIRONMENT URBAN PLANNING.
- The nominee is a dishonest officer who is not fit to hold any public office.

It is our prayer that our sentiments will be considered and assists in getting a suitable person for the docket.

Yours faithfully,

Signed by

1.
2.
3.
4.

CITY COUNCIL OF NAIROBI



TOWN CLERK
TELEGRAM: "MUNICIPALITY" NAIROBI
TELEPHONE: 224282

CITY HALL
P. O. BOX 30075
NAIROBI
KENYA

EXT. VAL. 1123/SG/1/92/AK/lgm

TOWN CLERK'S DEPARTMENT

7th September 2011
Ref. No.

Mr. Maina Wandere
The Chief Executive Officer,
WanderJoy Party,
World Limited,
P.O. Box 39934-00623
NAIROBI

Dear Sir,


RE: **REGULARIZATION OF OCCUPATION LR NO.
27/326 OFF KIAMBU ROAD, RIDGEWAYS, NAIROBI**

The above matter and your application refers.

In view of the fact that you have been occupying the above space for the last 4 years; having rehabilitated it by way of draining the swamp and marsh, excavating and cutting away of black cotton soils, backfilling in porous hardcore stones and red volcanic soils, landscaping and planting of exotic trees, flowering plants and shrubs; your request has been granted subject to the following terms and conditions:-

1. Lease for 25 years with effect from the 1st January 2008,
2. To be used as a garden for recreational purposes, wedding and conferences,
3. To pay to the Council, a sum of Kshs. 38,000/- being annual rent renewable every 10 years as per the provisions of the Government Lands Act Cap 280 of the Laws of Kenya,
4. To only construct carsheds for the purposes of shielding vehicles from harsh weather conditions, using only approvable materials.

Should the above conditions be acceptable to you, then sign a copy of this letter and return to the undersigned with the amount of annual rent payable to the Council.

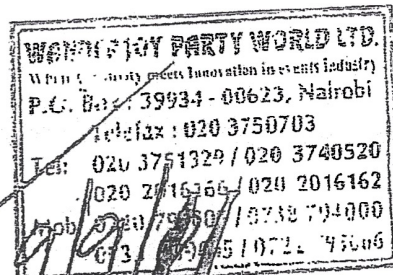

K.J. ATTECHO-CHIEF VALUER
FOR: TOWN CLERK

DECLARATION:

I accept the above conditions.

SIGNED.....

DATE.....



19

TO THE TOWN CLERK,
NAIROBI CITY COUNCIL,
P.O. BOX 30075,
NAIROBI.
KENYA.

ATT: MR K.J. AYIECHO- CHIEF VALUER NAIROBI CITY COUNCIL

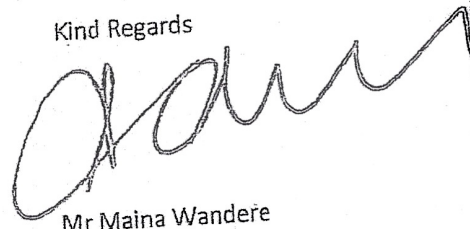
12/19/11
3:17 PM
ACCEPTED

RE: LETTER OF ACCEPTANCE.

We write to you a letter of acceptance expressing our sincere gratitude for facilitating this process. We also write to express our willingness to start making the necessary payments as soon as possible. Kindly furnish us with a copy of a demand note.

Thanks in advance

Kind Regards



Mr Maina Wandere

C.E.O/M.D OF WANDERJOY PARTY WORLD

WANDERJOY PARTY WORLD LTD.
Where Creativity meets Innovation in the cars industry
P.O. Box 39934 - 00623, Nairobi
Telefax : 020 3750703
Tel: 020 3751329 / 020 3740520
020 2016166 / 020 2016163
Mob: 0720 794000 / 0738 794000
0733 739605 / 0722 793040

44

22

NAIROBI CITY COUNTY

Telephone: 2224281
Web: www.naibocity.go.ke



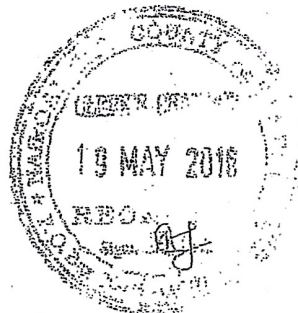
City Hall
P. O. box 30075-00100
Kenya
Nairobi

OFFICE OF THE GOVERNOR COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

REF: VAL.494/VB 1199/6/17/NNI/anm

18th May, 2016

The Clerk
Nairobi City County Assembly
P.O. Box 45844-00100
NAIROBI



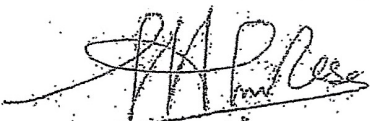
RE: REQUEST FOR STATEMENT ON L.R. NO. 27/326

Your letter ref. NCCA/SC-P&H/2016/(40) dated 12th May, 2016 on the above referenced matter refers.

The subject property i.e. L.R. No. 27/326 resulted after L.R. No. 27/8 was sub-divided into 30 sub-plots. The subject property was meant to be a surrender to the former City Council of Nairobi for public purposes (Nursery School). However, it appears that Bonaccord Ltd. who owned the land L.R. No. 27/8 before sub-division did not surrender officially the deed plan for L.R. 27/326 to the former Council as would have been the case. They went ahead and registered the property before transferring the same to John Peter Kamau Ruhangi who is also believed to be a Director of Bonaccord Ltd. The title is also alleged to have been charged by Paramount Bank.

In the year 2011 or thereabout, a Temporary Occupation Licence was issued to Wonderjoy Party World Ltd. to use the public land on temporary basis (see copy attached).

In conclusion, therefore, the land in question ought to have been surrendered to the former Council for public purposes (Nursery School) and that any registration thereafter is based on fraud as this is public land. For this reason therefore, the Temporary Occupation Licence issued by the former Council is valid for all intent and purpose. Attached please find the terms and conditions of sub-division of the original number.


S.G. MWANGI, LS (K)
CHIEF OFFICER - LA NDS

Handwritten notes:
C.A. planning
Take letter to committee
Give copy to Member who requested for statement
Prepare response to committee on 9/6/15
C.A. (C)
Chairman of the Committee
23/5/16
23/5/16

EXTRACT OF MINUTES OF THE 67TH MEETING OF THE NAIROBI CITY COUNT
EXECUTIVE COMMITTEE (CEC) HELD IN THE COMMITTEE ROOM, CITY HALL OF
THURSDAY, 2ND JUNE 2016 AT 07.00 HOURS

PRESENT

1. Dr. Evans Kidero : His Excellency the Governor (*Chairing*)
2. Mr. Jonathan Mueke : His Excellency the Deputy Governor
3. Dr. Bernard Muia : CECM – Health Services
4. Mr. Tom Odongo : CECM – Urban Renewal & Housing
5. Ms. Mercy Kamau : CECM – Public Service Management
6. Mr. Gregory Mwakanongo: CECM – Finance & Economic Planning
7. Mr. Christopher Khaemba : CECM – Urban Planning & Lands.
8. Ms. Anna Othoro : CECM – Commerce, Tourism & Cooperatives
9. Eng. Peter M. Kimori : CECM – Environment, Energy, Water & Sanitation
10. Ms. Ann Lokidor : CECM – Education, Youth, Sports, Gender Affairs, Culture & Social Services, ICT & E-Government
11. Dr. Bernard M. Mugenyoo : CECM - Agriculture, Livestock Development, Fisheries, Forestry & Natural Resources
12. Dr. Robert Ayisi : Ag. County Secretary

IN ATTENDANCE

1. Mr. Martin Ogindo : Economic Planning, Finance & Strategy Advisor
2. Mr. George Wainaina : Chief of Staff
3. Mr. Gad Awuonda : County Attorney
4. Mr. Francis Munyambu : Chief Officer – Security Compliance & Disaster Management
5. Mr. Edward Gichana : Head of Internal Audit
6. Ms. Joyce Kinyanjui : CEC Secretariat
7. Ms. Caroline Walusaga : CEC Secretariat
8. Mr. Samuel Kinyanjui : CEC Secretariat
9. Ms. Esther Kamau : CEC Secretariat

The meeting was called to order at 07.03 hours and opened with prayers conducted by Dr. Robert Ayisi, Ag. County Secretary

MIN. 156/CEC/JUNE/2016 – REPORT ON COMPLAINT AGAINST WANDERJOY PARTY WORLD LIMITED. OTHER CLIENTS – JOHN PETER KAMAU RUMANGI, DAVID MBURU GITHERE, GEORGE JONATHAN MAARA

It was reported that the property in dispute was County land. Wander Joy Party World Limited paid ground rent to the County Government and it is suspected that the other party might have obtained ownership documents fraudulently.

It was therefore recommended that communication be done to the National Lands Commission recommended the revocation of the title to the property and that the process of repossessing the land be initiated.

Resolved:

A letter be done to National Land Commission recommending revocation of the title and process to repossess the land be initiated.

Action: CECM-Planning, CCO – Lands and County Attorney

SIGNED BY:
DR. ROBERT K. AYISI, MBS
ACTING COUNTY SECRETARY

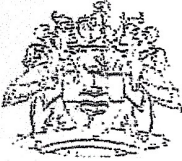
DATE: 30/6/16.....

SC

3

2008, 2009, 2010, 2011

LOCAL AUTHORITY INTEGRATED FINANCIAL OPERATIONS MANAGEMENT SYSTEMS



BILL	Bill No.	MS1112-1005E
	Date Issued	21-Dec-2011

LA Name: 001 CITY COUNCIL OF NAIROBI

(Customer Copy)

CUSTOMER SERVICES OFFICE

The Customer Services Office Notifies

WONDERJOY/PARTY WORLD LTD

that the amount shown below is due to be paid at your earliest convenience.

Payment is due at the CASH OFFICE of the Council

RIDGEWAYS KIAMBU ROAD LR NO.27/326

DETAIL OF CHARGES

No.	Account Code	Description	Amount (KSh)
1.	1-2504	TEMPORARY OCCUPATION LICENCE	152,000.00
BILL TOTAL AMOUNT (KSH)			<u>152,000.00</u>
9			
0017092012020461 CSH152000 MS1112-10058-152000 [WONDERJOY/PARTY WORLD LTD] 201202011415			

RECEIVED BY MRWAI

Payment Information

THANK YOU

119

4

2012

LOCAL AUTHORITY INTEGRATED FINANCIAL OPERATIONS MANAGEMENT SYSTEMS



BILL	Bill No. MS1204-0834
	Date issued 20-Apr-2012

LA Name: 001 CITY COUNCIL OF NAIROBI

(Customer Copy)

CUSTOMER SERVICES OFFICE
 The Customer Services Office Notifies
WONDER JOY /PARTY WORLD LTD

that the amount shown below is due to be paid at your earliest convenience.

Payment is due at the CASH OFFICE of the Council
 RIDGEWAYS KIAMBU ROAD LR NO.27/326

DETAIL OF CHARGES

<u>No.</u>	<u>Account Code</u>	<u>Description</u>	<u>Amount (KSh)</u>
1.	1-2504	TEMPORARY OCCUPATION LICENCE	38,000.00
BILL TOTAL AMOUNT (KSH)			38,000.00

5

0017092012041896 CSR38000 MS1204-0834-38000 [WONDER JOY /PARTY WORLD LTD] 201204200836

RECEIVED BY [Signature]

Payment Information

THANK YOU

2013

LOCAL AUTHORITY INTEGRATED FINANCIAL OPERATIONS MANAGEMENT SYSTEMS

BILL

Bill No. MS1303-01316

Date Issued 07-Mar-2013

001 CITY COUNCIL OF NAIROBI

(Customer Copy)

CUSTOMER SERVICES OFFICE

The Customer Services Office Notifies

WONDERJOY/PARTY WORLD LTD

The amount shown below is due to be paid at your earliest convenience.

Payment is due at the CASH OFFICE of the Council

RIDGEWAYS KIAMBU ROAD LR 27/326

DETAIL OF CHARGES

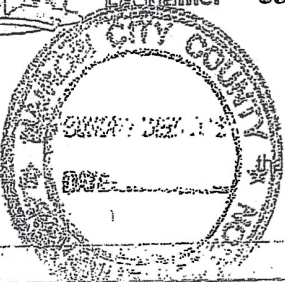
No.	Account Code	Description	Amount (KSh)
1.	1-2504	TEMPORARY OCCUPATION LICENCE	38,000.00
BILL TOTAL AMOUNT (KSH)			38,000.00

001303013031601 0000000 MS1303-01316-00000 [WONDERJOY/PARTY WORLD LTD] 201303071031

RECEIVED BY R KANTOI

Payment Information

THANK YOU



BILL	Bill No. MS1403-15908
	Date Issued 26-Mar-2014

LA Name: 001 NAIROBI CITY COUNTY

(Customer Copy)

CUSTOMER SERVICES OFFICE
 The Customer Services Office Notifies
MAINA WANDERE

That the amount shown below is due to be paid at your earliest convenience.
 Payment is due at the CASH OFFICE of the Council
T.O.L OFF KIAMBU ROAD RIDGEWAYS LR NO 27/326

DETAIL OF CHARGES

No.	Account Code	Description	Amount (KSh)
1.	1-2504	TEMPORARY OCCUPATION LICENCE	38,000.00
BILL TOTAL AMOUNT (KSH)			38,000.00

0012342014033646 CSH38000 MS1403-13908-38000 [MAINA WANDERE] 261403261449

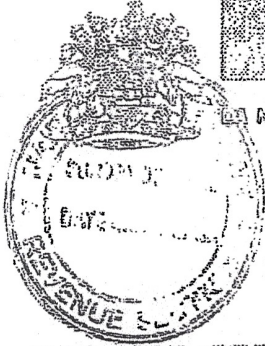
RECEIVED BY FIDELIS THANK YOU	Payment Information
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7

2015

LOCAL AUTHORITY INTEGRATED FINANCIAL OPERATIONS MANAGEMENT SYSTEMS

BILL Bill No: MS1502-1964
Date Issued: 19-Feb-2015



LA Name: 001 NAIROBI CITY COUNTY

(Customer Copy)

CUSTOMER SERVICES OFFICE

The Customer Services Office Notifies

MAINA WANDERE

that the amount shown below is due to be paid at your earliest convenience.

Payment is due at the CASH OFFICE of the Council at
T.O.L OFF KIAMBU ROAD, RIDGEWAYS NAIROBI

DETAIL OF CHARGES

No.	Account Code	Description	Amount (KSh)
1.	1-2504	TEMPORARY OCCUPATION LICENCE	38,000.00
BILL TOTAL AMOUNT (KSH)			38,000.00

0017942015022055 CSH38000 HS1502-11964-38000 (MAINA WANDERE) 201502190757

RECEIVED BY: IGITAU

Payment Information

THANK YOU

8

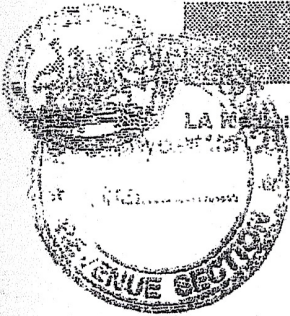
2016

LOCAL AUTHORITY INTEGRATED FINANCIAL OPERATIONS MANAGEMENT SYSTEMS

BILL

BILL No: MS1602-00546

Date Issued: 01-Feb-2016



001 NAIROBI CITY COUNTY

(Customer Copy)

CUSTOMER SERVICES OFFICE

The Customer Services Office Notifies

MAINA WANDERE

that the amount shown below is due to be paid at your earliest convenience.

Payment is due at the CASH OFFICE of the Council
T.O.L OFF KIAMBU RD RIDGEWAYS NAIROBI

DETAIL OF CHARGES

No.	Account Code	Description	Amount (KSh)
1.	1-2504	TEMPORARY OCCUPATION LICENCE	38,000.00
BILL TOTAL AMOUNT (KSH)			38,000.00

0014722016020276 CSH38000 HSL602-00546-38000 [MAINA WANDERE] 201602010722

RECEIVED BY HUKANY

THANK YOU

Payment Information

2020.

LOCAL AUTHORITY INTEGRATED FINANCIAL OPERATIONS MANAGEMENT SYSTEMS



BILL	Bill No.	MS2001-10455
	Date Issued	29-Jan-2020

LA Name: 001 NAIROBI CITY COUNTY

(Customer Copy)

CUSTOMER SERVICES OFFICE

The Customer Services Office Notifies

WONDERJOY PARTY WORLD LTD

that the amount shown below is due to be paid at your earliest convenience.

Payment is due at the CASH OFFICE of the Council

PLOT NO 27/326 OFF KIAMBU

DETAIL OF CHARGES

<u>Account Code</u>	<u>Description</u>	<u>Amount (KSh)</u>
1-2504	TEMPORARY OCCUPATION LICENCE	38,000.00
BILL TOTAL AMOUNT (KSH)		38,000.00

00137220200105504 DCT38000 MS2001-10455-38000 [WONDERJOY PARTY WORLD LTD] 202001291344

RECEIVED BY MIRINGU
THANK YOU

Payment Information

LOCAL AUTHORITY INTEGRATED FINANCIAL OPERATIONS MANAGEMENT SYSTEMS



BILL

Bill No.	MS2102-002590
Date Issued	11-Feb-2021

LA Name: 001 NAIROBI CITY COUNTY

(Customer Copy)

CUSTOMER SERVICES OFFICE
 The Customer Services Office Notifies
WANDERJOY PARTY, WORLD LIMITED

that the amount shown below is due to be paid at your earliest convenience.

Payment is due at the CASH OFFICE of the Council

T.O.L. FOR LR 27/326 OFF KIAMBU ROAD, RIDGESWAYS NAIROBI

DETAIL OF CHARGES

No. Account Code
 1. 1-2504

Description
 TEMPORARY OCCUPATION LICENCE

BILL TOTAL AMOUNT (KSH)	Amount (KSh)
	90,000.00
	<u>90,000.00</u>

MS2102-002590-002590-002590-MS2102-002590
 RECEIVED BY: WANDERJOY PARTY, WORLD LIMITED
 DATE: 11 FEB 2021

Payment Information

DATED 14th DAY OF AUGUST 2017

THE NAIROBI CITY COUNTY

AND


WANDERJOY PARTY WORLD LIMITED

LEASE

OF

L.R. NO. 27/326

DRAWN BY:
KINYANJUI KIRIMI & CO ADVOCATES
SUITE NO. 7, MEZZANINE FLOOR,
MADONNA HOUSE, WESTLANDS ROAD
P.O. BOX 19750-00100
NAIROBI

I Certify that this is a True Copy of
the Original
Sign 
KIRIMI DAVID MUTHUKU - ADVOCATE
& COMMISSIONER FOR OATHS
P. O. Box 19750 - NAIROBI, KENYA

12/08/17

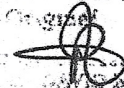
12

REPUBLIC OF KENYA
IN THE MATTER OF THE LAND ACT NO. 6 OF 2012
AND IN THE MATTER OF THE LAND REGISTRATION ACT NO.3 OF 2012
AND IN THE MATTER OF REGISTRATION OF TITLES ACT, CAP 281 (REPEALED)
TITLE NUMBER: VOLUME N.68 FOLIO 90/21-FILE 9413)

THIS LEASE is made this 14th day of August Two Thousand and Seventeen
BETWEEN NAIROBI CITY COUNTY of Post Office Box Number **30075 - 00100**
NAIROBI in the Republic of Kenya a County duly constituted under the County Government
 Act No. 17 (2012) (hereinafter called "The County" which expression shall where the context
 so admits include its successors and assigns) of the one part **AND WANDERJOY PARTY**
WORLD LIMITED a limited liability company having its registered office in Nairobi of Post
 Office Box Number **39934 - 00623, NAIROBI** aforesaid (hereinafter called "the Lessee")
 of the other part.

WHEREAS:-

(a) The County is registered as proprietor for an estate in fee simple under the registration
 of titles act of all that the remainder portion of the piece of land situated in City of
 Nairobi in Nairobi area containing by measurement **Nought Decimal Eight Nought**
One Seven (0.8017 ha) hectares or thereabouts that is to say land reference number
27/326 (original number 27/8/18) being the premises comprised in the grant
 registered at the Land Titles Registry of Nairobi as **Volume N.68 Folio 90/21-File**
9413) which said piece of land with the dimensions, abuttals and boundaries thereof is
 delineated and described on the plan annexed to the said Grant and more particularly on
Land Survey plan Number 244414 deposited in the Survey Records Office at
 Nairobi and thereon bordered in red **HELD** by the County for an estate in fee simple
 subject to such encumbrances and other matters as are notified by the memorandum
 written on the said grant.

I Certify that this is a True Copy of
 the Original
 Sign: 
 ADVOCATE
 BROKER FOR OATHS
 NAIROBI - KENYA

12/08/17

13

NAIROBI CITY COUNTY

Telephone: 020 344194
Web: www.nairobi.go.ke



City Hall,
P. O. Box 30075-00100,
Nairobi,
KENYA.


OFFICE OF THE GOVERNOR COUNTY SECRETARY AND HEAD OF COUNTY PUBLIC SERVICE

Our Ref: LS/12/461/SGM/mk

15TH DECEMBER, 2015

The Chief Land Registrar
Ardhi House,
P.O. Box 30450
NAIROBI

I Certify that this is a True Copy of
the Original

Sign: 
KIRIMI DAVID BETTUKURI - ADVOCATE
& COMMISSIONER FOR OATHS
P. O. Box 19750 - 00100 NAIROBI, KENYA

RE: FORWARDING OF DEED PLAN NO.244414
LR. NO.27/326 OFF KIAMBU ROAD, RIDGEWAYS, NAIROBI

12/18/15

The above matter refers.

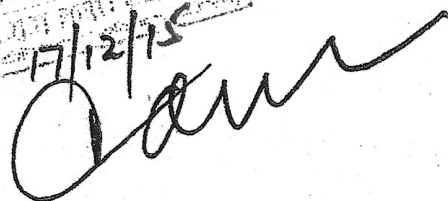
Please find one (1No.) Deed Plan No.244414 for lease registration. The particulars are as follows:-

1. Lease between City County of Nairobi and Wanderjoy Party World Limited, of P.O. Box 39934-00623, Kiambu Road - LR. No.27/326, off Kiambu Road.



S.G. MWANGI, LS (K)
CHIEF OFFICER, LANDS

RECEIVED
REGISTRATION DEPARTMENT
17/12/15



14

TO:—THE UNDERMENTIONED PRESENTOR. FOR OFFICIAL USE ONLY

The documents presented for registration are returned herewith together with

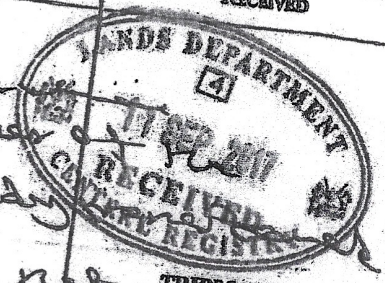
DESPATCHED

RECEIVED

I am unable to register

Please refer to the rejections overleaf.

The documents have been submitted to the Lands Department for registration. The documents are not the original but copies. The original documents are being submitted to the Lands Department for registration. The documents are being submitted to the Lands Department for registration. The documents are being submitted to the Lands Department for registration.



Your obedient servant,
Registrar

TRIPPLICATE

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

APPLICATION FOR REGISTRATION

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

Date of Documents	Description	Land Reference Number	Title Deed File Number	Fee	For Official Use only
12/9/17	LEASE	LR No. 27/326		Sh. 500	
			Volume H168 Folio 90/21-File 9413		268

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

Adhesive revenue stamps affixed hereto to the value of

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

Grant No. Certificate of Title No.

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

Clearance Certificate

"Registration Copy" of Divisional Land Board Consent

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

Land Rent Certificate

Lease No. LR No. 27/326

The following consents are endorsed on the documents:—

Commissioner of Lands or the Chief Engineer, Kenya Railways under the terms of the Grant Chargee to surrender of lease under section 44 of the Registration of Titles Act (Cap. 281)

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

Signature

Name in Block Capitals KINYANJUI, KIRIMI, 800

Postal Address 19750-00100 HATHOBI

Date 12/9/17

TO BE SUBMITTED IN TRIPPLICATE

15

INUED BY THE PRESENTOR

~~DISP
12/9/17~~



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

APPLICATION FOR REGISTRATION

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

Date of Documents	Description (1)	Land Reference Number (2)	Title Deed File Number (3)	Fee (4)	For Official Use only
12/9/17	Lease	LR HO 27/326		Sh. 500	
	Title No. Volume H168 Folio 90/21 - file 9413				
					208

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

Adhesive revenue stamps affixed hereto to the value of

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

Grant No. _____ Certificate of Title No. _____ Lease No. LR HO 27/326


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

- Clearance Certificate
- "Registration Copy" of Divisional Land Board Consent
- "Registration Copy" of the County Council's/Commissioner's Consent
- Valuation forms
- Land Rent Certificate
- W. 70

The following consents are endorsed on the documents:—

- Commissioner of Lands or the Chief Engineer, Kenya Railways under the terms of the Grant
- Chargee to surrender of lease under section 44 of the Registration of Titles Act (Cap. 281)

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

Signature: 

Name in Block Capital: KIRYANSUJI KIRUMIRA CO

Postal Address: 19750 - 00100 NAIROBI

Date 12/9/17, 20.....

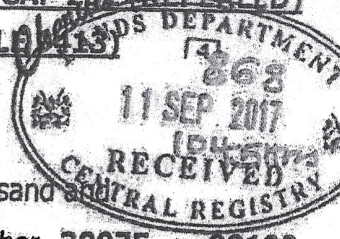
TO BE SUBMITTED IN TRIPLICATE

16

1,240/-

File 60
Dh
EP
8/9/17

REPUBLIC OF KENYA
IN THE MATTER OF THE LAND ACT NO. 6 OF 2012
AND IN THE MATTER OF THE LAND REGISTRATION ACT NO. 3 OF 2012
AND IN THE MATTER OF REGISTRATION OF TITLES ACT, CAP 281 (REPEALED)
TITLE NUMBER: VOLUME N.68 FOLIO 90/21-FILE 9413

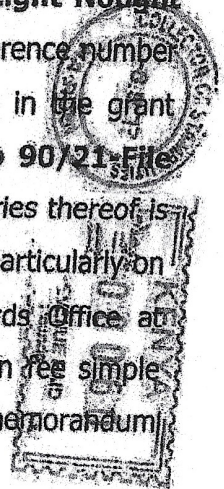


THIS LEASE is made this day of Two Thousand 2017

BETWEEN NAIROBI CITY COUNTY of Post Office Box Number **30075 - 00100 NAIROBI** in the Republic of Kenya a County duly constituted under the County Government Act No. 17 (2012) (hereinafter called "The County" which expression shall where the context so admits include its successors and assigns) of the one part **AND WANDERJOY PARTY WORLD LIMITED** a limited liability company having its registered office in Nairobi of Post Office Box Number **39934 - 00623, NAIROBI** aforesaid (hereinafter called "the Lessee") of the other part.

WHEREAS:-

(a) The County is registered as proprietor for an estate in fee simple under the registration of titles act of all that the remainder portion of the piece of land situated in City of Nairobi in Nairobi area containing by measurement **Nought Decimal Eight Nought One Seven (0.8017 ha)** hectares or thereabouts that is to say land reference number **27/326 (original number 27/8/18)** being the premises comprised in the grant registered at the Land Titles Registry of Nairobi as **Volume N.68 Folio 90/21-File 9413** which said piece of land with the dimensions, abuttals and boundaries thereof is delineated and described on the plan annexed to the said Grant and more particularly on **Land Survey plan Number 244414** deposited in the Survey Records Office at Nairobi and thereon bordered in red **HELD** by the County for an estate in fee simple subject to such encumbrances and other matters as are notified by the memorandum written on the said grant.



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IN WITNESS WHEREOF the county has caused its common seal to be hereunto affixed and the Lessee has hereunto set his hand the day and year first hereinbefore written

The **COMMON SEAL** of
NAIROBI CITY COUNTY

Was hereunto affixed in the presence of:

CHIEF OFFICER - LANDS

COUNTY SECRETARY

**SEALED WITH THE COMMON OF
WANDERJOY PARTY WORLD LIMITED**

in the presence of: -
DIRECTOR

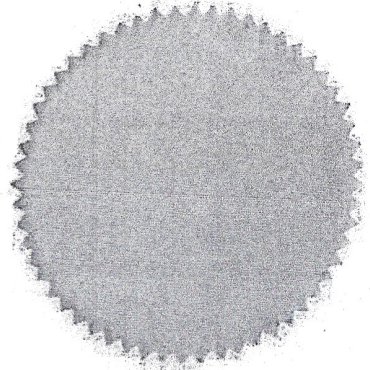


Kirimi David Muthauka
ADVOCATE
& Commissioner for Oaths
P. O. Box 19751 - 00100, Nairobi - Kenya

D/ NO. **08/3472**

IN/ NO. **10013238832**

SIGNATURE



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DIRECTOR/SECRETARY



Kirimi David Muthuku
ADVOCATE
& Commissioner for Oaths
P.O. Box 4250 - 00100, Nairobi - Kenya
[Signature]

ID/ NO. 32088292

PIN/ NO. A0075997151

SIGNATURE *[Signature]*

I HEREBY CERTIFY that the above named **DIRECTOR/SECRETARY** of **WANDERJOY PARTY WORLD LIMITED** being the Lessee appeared before me and being identified by ID/NO(S). 0813472 AND 22088292 respectively acknowledged the above signatures to be theirs and I further certify that the photographs affixed above are true likeness of the representatives of the Lessee and that the above National Identity Cards PIN numbers are the numbers on the originals of the Lessee documents which I have seen.

Kirimi David Muthuku
ADVOCATE
& Commissioner for Oaths
P.O. Box 4250 - 00100, Nairobi - Kenya
[Signature]

SIGNED.....
ADVOCATE OF THE HIGH COURT OF KENYA

REPUBLIC OF KENYA

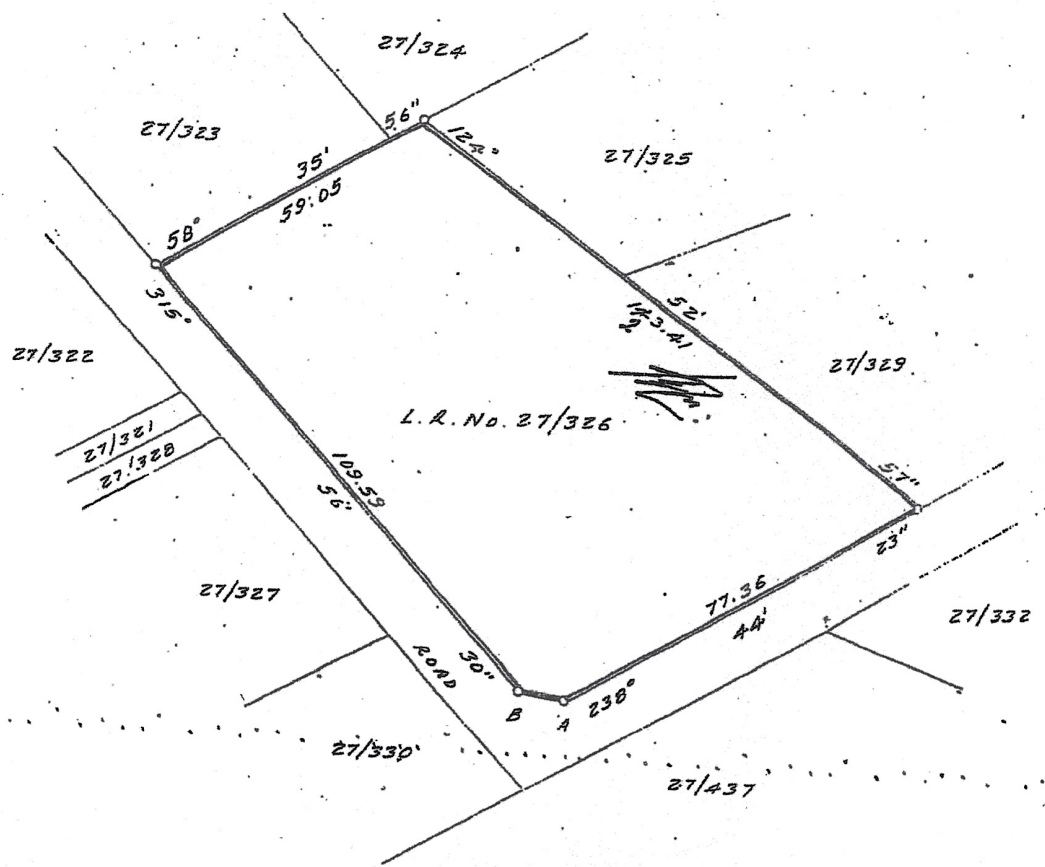
DISTRICT OF NAIROBI AREA
 Locality City of Nairobi
 Reference Map South. A. 37 8
 G. II. b

Land Reference No. 27/326
 (Orig No. 27/8/18)

Sub division No. (Orig. No.
 of Section No.

Area = 0.8017 Ha. (Approx.)

	Bearings			Distances Metres
	0	1	2	
A-B	277	21	09	9.38



Original
 with
 Kingon
 Kanux
 Advoca

D. Nyika,
 Licensed Surveyor

[Signature]
 for Director of Surveys

Nairobi 19TH SEPT 2002

Scale 1 in 1000

Traced by
 Compared by *[Signature]*

DEED PLAN No. 244414

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