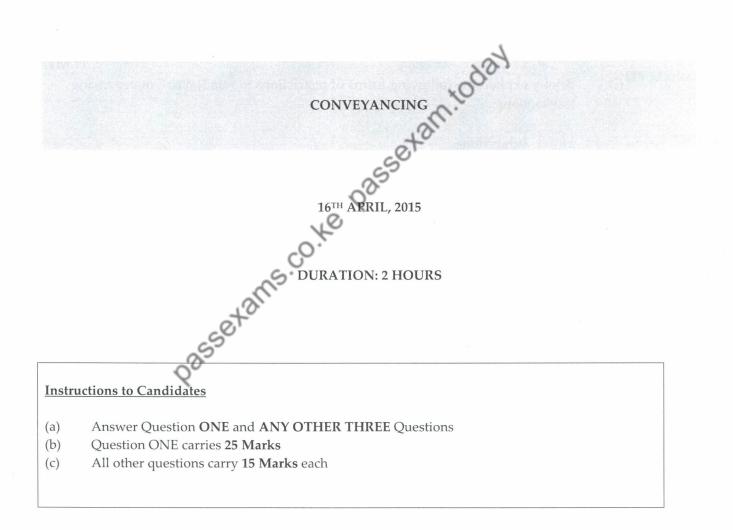
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THE KENYA SCHOOL OF LAW



DIPLOMA IN LAW (PARA-LEGAL STUDIES)

2ND YEAR TERM III EXAMINATION



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Page 1 of 3



- 1. Kamau Kariuki has agreed with Maina Muriuki his neighbour to sell him half an acre of his one (1) acre land known as Limuru/Mabrouk Block 1/1599 for Kshs. 1.5 Million. This is to enable Kamau Kariuki meet his school fees obligation. Kamau Kariuki approaches you for the following advice;
 - a) How does he draw up a Sale Agreement that will give him enough time to subdivide obtain new title deeds and still pay school fees on time:

(10)	Marks)
(IU	TATELLED!

- b) What documents must he have ready to enable Maina Muriuki complete the transaction?
- Kamau Kariuki has no money to do the sub-division and urgently needs c) Kshs.200,000 to pay outstanding fees in three weeks. Advise

(7 Marks)

(8 Marks)

2.

(i)

- Briefly explain the following forms of restrictions in relation to Conveyancing transactions:
- Passetam a) Inhibitions (5 Marks)
- b) Caution (5 Marks)

What is a Power of Attorney? (ii) (5 Marks)

- Land transactions involving sale and purchase, one way or the other, entail the 3. involvement of Government
 - Briefly explain how the Government is able to collect revenue from land transactions a)
 - What does the Government seek to ensure by the provision that change of rights and b) interest in land require registration?
- 4. Transfer of registered land only purports to effect a transfer as the actual transfer instrument is effected by registration.
 - a) Briefly outline the formalities to consider in drawing up a transfer
 - (9 Marks) b) What does investigation of a title entails and who undertakes it? (6 Marks)