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EXAMINATION FOR ADMISSION TO THE ROLL OF ADVOCATES

REGISTRATION NUMBER:

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CENTRE: Co-operative University JKUAT KASNEB Kenya School of Law

ATP107: CONVEYANCING

Examination Series: November 2025

Date: 19th November 2025

Time: 09:00AM - 12:00PM

Duration: 3 hours

Instructions to Candidates:

- Enter your registration number and tick the exam Centre in the space provided.
- Answer **FIVE (5)** questions, including question **ONE**, which is **COMPULSORY**.
- Question **ONE** carries **20 Marks**. All other questions carry **10 Marks** each.
- Attempt each question in the space provided.
- Answers **MUST** be supported by relevant statutory provisions and case law where required.
- Do not write your name in the booklet.
- Ensure your handwriting is **LEGIBLE**.

FOR EXAMINER'S USE ONLY

Question Number	Examiner		Internal Moderator		External Moderator		Quality Assurer	
	Mark	Initials	Mark	Initials	Mark	Initials	Mark	Initials
1.								
2.								
3.								
4.								
5.								
6.								
Total Marks								



QUESTION ONE

Vincent is an acclaimed and accomplished entrepreneur, who runs a successful real estate company Makao Bora Progressive Ltd. The main economic activity of Makao Bora Progressive Ltd is the purchase of land for development of residential houses for sale to local and diaspora clients. Makao Bora Progressive Ltd is made up of architects, engineers and quantity surveyors. Vincent has also brought on board Jiinue Financial Services Bank Ltd, with its headquarters at GTC Nairobi. The bank has been instrumental in providing financial accommodation to Vincent and his company whenever required. This time round, Vincent has identified NGONG/NGONG/494 valued at Ksh. 32,000,000/=, with a leasehold title belonging to Philip. Vincent intends to purchase this property measuring one acre and thereafter subdivide it into eleven (11) portions for development of three-bedroom bungalow units for sale at a cost of Ksh. 9,000,000/= each. Makao Bora Progressive Ltd develops their houses in a record four (4) months. Jiinue Financial Services Bank Ltd has agreed to advance Ksh. 32,000,000/= to Makao Bora Progressive Ltd on the security of two acres of land comprised in title No. NGONG/NGONG/4681 valued at Ksh. 43,000,000/=.

- a) Your Pupil Master has been appointed as the Counsel to advise Makao Bora Progressive Ltd on this transaction up and until the units are ready for sale.
 - i. Prepare a list of at least three (3) documents required from your Pupil Master's client to conclude the registration of title in its name. (3 marks)
 - ii. Advise your Pupil Master on the next steps his Client should take for each unit to have its own title. (4 marks)
- b) Compute the stamp duty payable by your Pupil Master's client before the property is transferred. (2 marks)
- c) With reference to statutory law, advise whether or not a certificate for rent clearance is required in the transaction involving NGONG/NGONG/4681. (4 marks)
- d) One of Vincent's clients, Antony, who has expressed interest in purchasing a unit resides in Houston, Texas. He has agreed to purchase the unit partly in cash, with the balance to be financed by Bidii Bank Ltd.
 - i. With reference to statutory law, explain the circumstances under which Bidii Bank would sue Antony for the advanced finances. (4 marks)
 - ii. Advise Antony how he can team up with his would-be neighbors in the gated community to take care of their mutual interests. (3 marks)



