

**MINISTRY OF LANDS AND PHYSICAL PLANNING**



DISTRICT LANDS OFFICE  
NYANDARUA COUNTY  
P.O. BOX 820  
NYANDARUA

REF: NYA/VAL/GEN/VOL.3/32

14<sup>th</sup> NOVEMBER 2023

**REPORT AND VALUATION**

**UPON LAND TITLE NO'S**

**NYANDARUA/OLJOROORK SALIENT/20260**

**&**

**NYANDARUA OLJORO OROK SALIENT 34853**

**TERMS OF REFERENCE**

Following instructions received from The Fund Account Manager Oljoro orok Constituency NG-CDF vide his letter Ref No OJK/NG-CDF/VALUATION/2023/OCT of 18<sup>th</sup> October 2023, to carry out a valuation on the parcels under reference for purchase purpose, we now have the pleasure of presenting our report and valuation as here under.

MINISTRY OF LANDS AND PHYSICAL PLANNING  
NYANDARUA/OLJOROOROK SALIENT/20260 & NYANDARUA OLJO OROK  
SALIENT/34853

**DATE OF INSPECTION:** 3<sup>rd</sup> November 2023.

**AREAS:** The areas are as tabulated below.

NO	TITTLE NO	AREA
1	NYANDARUA OLJORO SALIENT/20260	0.405HA Equivalent of 1.0 acres
2	NYANDARUA/OLJOROOROK SALIENT/34853	0.81HA the equivalent of 2.0 acres or thereabout

**SITUATION:** The two properties are situated about 4km to the south east of the Nyahururu Municipality access being via the Nyahururu to Gigil highway turning to the left at Equitor junction for 2km along a gravel surface to the site which lies to the right hand side of the road(G.P.S 0.0056, 36.3817)

**REGISTERED PROPRIETOR:** The freehold interest in both titles as tabulated below. This is as per the official searches dated 7<sup>th</sup> November, 2023.

	TITTLE NO	REGISTERED PROPRIETOR
1	NYANDARUA OLJOROROK SALIENT/20260	PATRICK KARIUKI- GICHUHI
2	NYANDARUA OLJOROOROK SALIENT/34853	EUNICE WAMBUI GATHURI

**ENCUMBRANCES:** Nil for both titles.

**THE PROPERTIES:** Both properties are adjacent to each other and are rectangular shaped and the boundaries are marked with barbed wire on fencing posts.



**SERVICES:**

They have a gentle westerly gradient and the soil are of loam type.

Road of access; immediate access is loose surface with a gravel surface being 300m while the all-weather (bitumen standard) is about 2km from the properties.

Electricity; available for connection.

Water; available for connection.

Foul discharge; will be by way of septic/soak pit or pit latrines.

**NEIGHBOURHOOD:** Rural environment with a medium population density (about 500 people per square kilometre) We did not notice any obnoxious land use in the immediate neighbourhood to the properties.

**MAPS**

We have examined the relevant surveys maps and in particular R.I.M for Oljoroorok Salient Sheet 2(105/4/23) and are satisfied that the two proprietors inspected conform with that map.

**GENERAL REMARKS**

The Area where the two properties are situated is experiencing numerous land subdivisions into smaller parcels (mainly 1/8 acre) for residential development because of it's proximity to Nyahururu Municipality and the Nyahururu to Gilgil Highway. This has in turn led to a rise in property values.

**VALUATION CERTIFICATE**

Taking into account the terms of reference and the general remarks we value the freehold interest in the two parcels as follows.

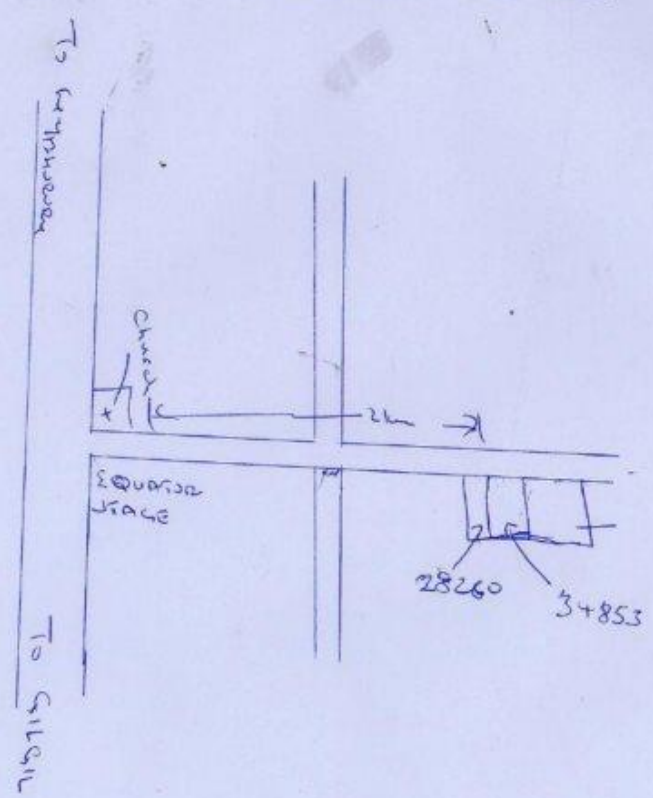
NO.	TITLE NO.	VALUE (KSHS.)
1.	NYANDARUA /OLJORO OROK SALIENT/20260	4,700,000/= (Four Million, Seven Hundred Thousand shillings)
2.	NYANDARUA /OLJORO OROK SALIENT/34853	9,400,000/= ( Nine Million, Four Hundred Thousand Shillings)

S. M. Muhoro  
Principal Valuer

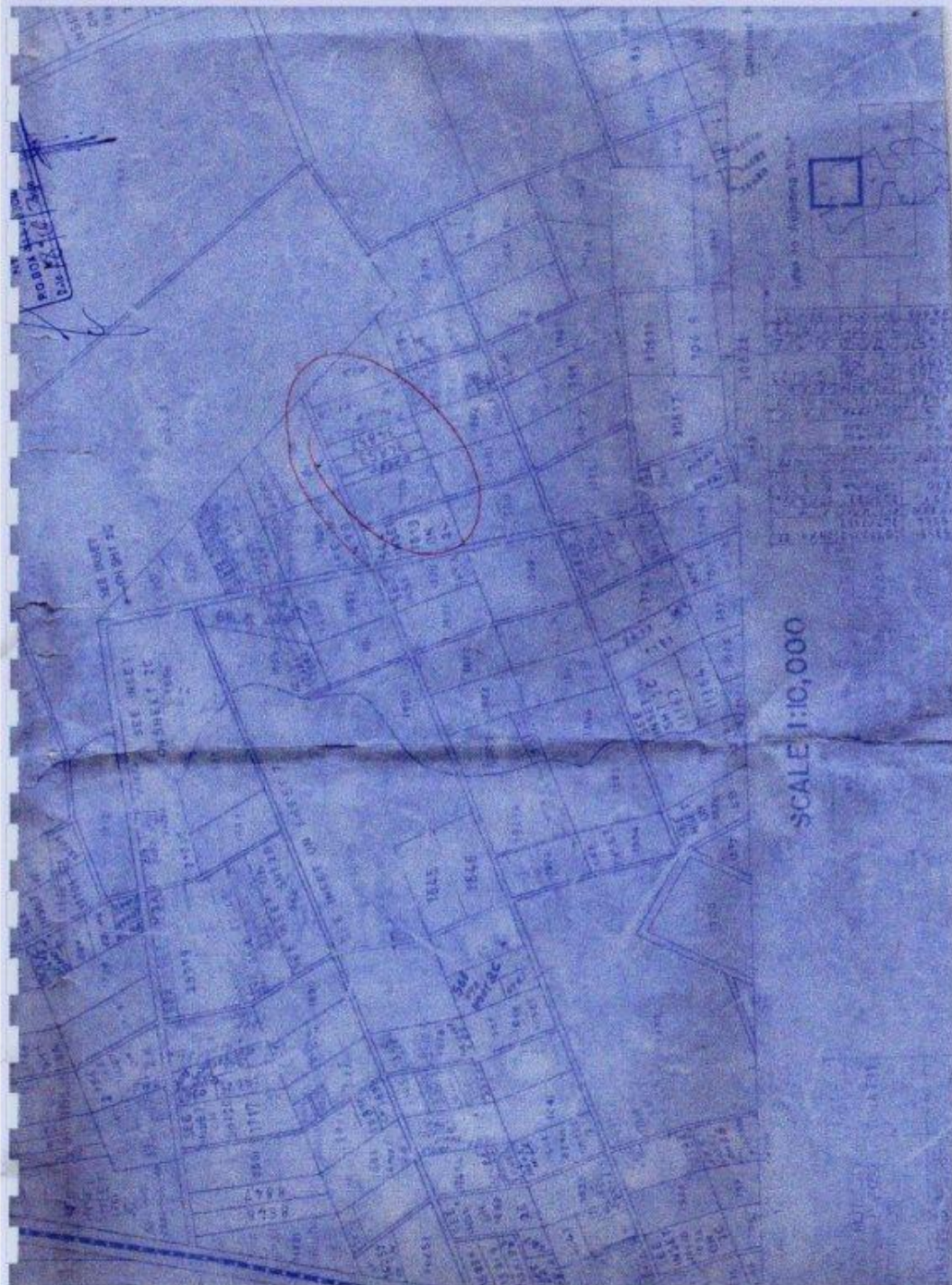
**NYANDARUA/SAMBURU COUNTIES**

NYANDARA (OLJORO OROK SALIENT) 34853 and  
NYANDARA (OLJORO OROK SALIENT) 28260

ROUTE MAP  
NOT TO SCALE







NYANDARUA/OL JORO OROK SETTLEMENT SCHEME (SALIENT) SHEET 2(105/4/23)

SCALE: 1: 10000

## THE LAND REGISTRATION ACT

## THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

## CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. 104/02/0000 0000 0000 0000/20260SEARCH NO. 80/3/11/2023On the 7<sup>TH</sup> day of NOV 20 23 the following were the subsisting entries on the register of the above-mentioned title:

## Part A — Property Section (easements, etc.)

Nature of title ABSOLUTEApproximate area 0.405 HA (ZERO DEC FOUR ZERO FIVE)

## Part B — Proprietorship Section

Name and address of proprietor DATRICK KARLURI G. CITUMIInhibitions, cautions and restrictions TITLE DEED ISSUED

## Part C — Encumbrances Section (leases, charges, etc.)

NIL

The following applications are pending:

- (a) .....
- (b) .....
- (c) NIL
- (d) .....

The following certified copies are attached as requested:

- (a) .....
- (b) .....
- (c) NIL
- (d) .....

Date 7<sup>TH</sup> day NOV 20 23

Signed by the Registrar

Name: S. W. G. G. G. G. 231Signature: [Signature]

Seal .....



## 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. NYANDARUA/OLJON 020K

Date of Application	<u>7th November 2023</u>
Applicant	Name: ..... ID/Passport No.: ..... PIN No.: ..... Address: ..... Telephone No.: ..... E-mail Address (if any) : ..... 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.
Purpose of Search	<u>VALUATION</u>
Scope of Search	(a) particulars of the subsisting entries in the register of the above-mentioned title; or (b) particulars noted on: the Property Section/the Proprietorship Section/Encumbrances Section of the Register*. <i>*select as appropriate</i>
Copy of Documents Requested	Please supply a certified copy of each of the following:- (a) ..... (b) ..... (c) ..... (d) ..... NB: There is a fee for each copy
Signature of Applicant	<u>[Signature]</u>
Search Application No.	
Time of Receipt	
Booking Officer	
Search Collected by	Name: ..... ID/Passport No.: ..... Signature: ..... Date: .....

## 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 REGISTERED LAND ACT  
(Chapter 360)

# Title Deed

Title Number: NYANDARUA/OL NORO OPOK SALIENT/20260

Approximate Area: 0.405 Ha.

Registry Map Sheet No.: 2

*This is to certify that* PATRICK KARTUKI GICHUHI ID/11253302

is (are) now registered as the absolute proprietor(s) of the land comprised in the above-mentioned title, subject to the entries in the register relating to the land and to such of the overriding interests set out in section 30 of the Registered Land Act as may for the time being subsist and affect the land.

GIVEN under my hand and the seal of the

NYANDARUA District Land Registry

this 17th day of JUNE 20 10

  
S. R. Mwachani 183



At the date stated on the front of each of the foregoing checks, the funds were not deposited in the registered company in the said

22-17-481 1

DATE: 16.6.2010

## PART A—PROPERTY SECTION

REGISTRATION SECTION	EAST WENTS ETC.	DATE OF TITLE
NYANDARUA/OL JORO DROK CALLANT		
PARCEL NUMBER		
20260		
APPROXIMATE AREA		ABSOLUTE
0.405 Ha		
REGISTRY MAP SHEET NO		
2		

## PART B—PROPRIETORSHIP SECTION

SUB-DIVISION OF 1617

ENTRY NO.	DATE	NAME OF REGISTERED PROPRIETOR	AMOUNT OF DISCOUNT/ FORTIFICATION FORTIFICATION	CONSERVATION AND REMARKS	SIGNATURE OF REGISTERAR
2	16.6.2010	PATRICK KARIUKI GICHUHI			
3	17.6.2010	TITLE DEED		ISSUED	

## THE LAND REGISTRATION ACT

## THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

## CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. M-14/02/10700 GRANT 541/1/34853SEARCH NO. 817/10/23On the 7<sup>TH</sup> day of NOV 2023 the following were the subsisting entries on the register of the above-mentioned title:

## Part A — Property Section (easements, etc.)

Nature of title ABSOLUTEApproximate area 0.81 HA (ZERO DEC EIGHT ONE)

## Part B — Proprietorship Section

Name and address of proprietor EUNICE WAMBUI GATHURIInhibitions, cautions and restrictions TITLE DEED ISSUED

## Part C — Encumbrances Section (leases, charges, etc.)

NIL

The following applications are pending:

(a) .....

(b) .....

(c) NIL

(d) .....

The following certified copies are attached as requested:

(a) .....

(b) .....

(c) NIL

(d) .....

Date 7<sup>TH</sup> day NOV 2023

Signed by the Registrar

Seal

Name: S. W. GATHURI 231Signature: [Signature]



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. NY 400032 / 6th March 2012 / 3485

Date of Application	<u>7th November 2023</u>
Applicant	Name: ..... ID/Passport No.: ..... PIN No.: ..... Address: ..... Telephone No.: ..... E-mail Address (if any) ..... NB: Application for search 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.
Purpose of Search	<u>VALUATION</u>
Scope of Search	(a) particulars of the subsisting entries in the register of the above-mentioned title; or (b) particulars noted on: the Property Section/the Proprietorship Section/Encumbrances Section of the Register*. <i>*select as appropriate</i>
Copy of Documents Requested	Please supply a certified copy of each of the following:- (a) ..... (b) ..... (c) ..... (d) ..... NB: There is a fee for each copy
Signature of Applicant	<u>[Signature]</u>
Search Application No.	
Time of Receipt	
Booking Officer	
Search Collected by	Name: ..... ID/Passport No.: ..... Signature: ..... Date: .....

## 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

(No. 3 of 2012, section 108)

THE REGISTERED LAND ACT

(Chapter 300) (REPEALED)

# Title Deed

Title Number NYANDAHUA/OL JORO OROK SALIENT/34853

Approximate Area 0.81 Hectares

Registry Map Sheet No. 2

*This is to certify that*

EUNICE WAMBUI GATHURI

ID/2233260

is (are) now registered as the absolute proprietor(s) of the land comprised in the above-mentioned title, subject to the entries in the register relating to the land and to such of the overriding interests set out in section 28 of the Land Registration Act (No. 3 of 2012) as may for the time being subsist and affect the land.

GIVEN under my hand and the seal of the

NYANDAHUA

.....District Land Registry

this 19th day of October 2023

M. A. Ombati

[Signature]  
Land Registrar

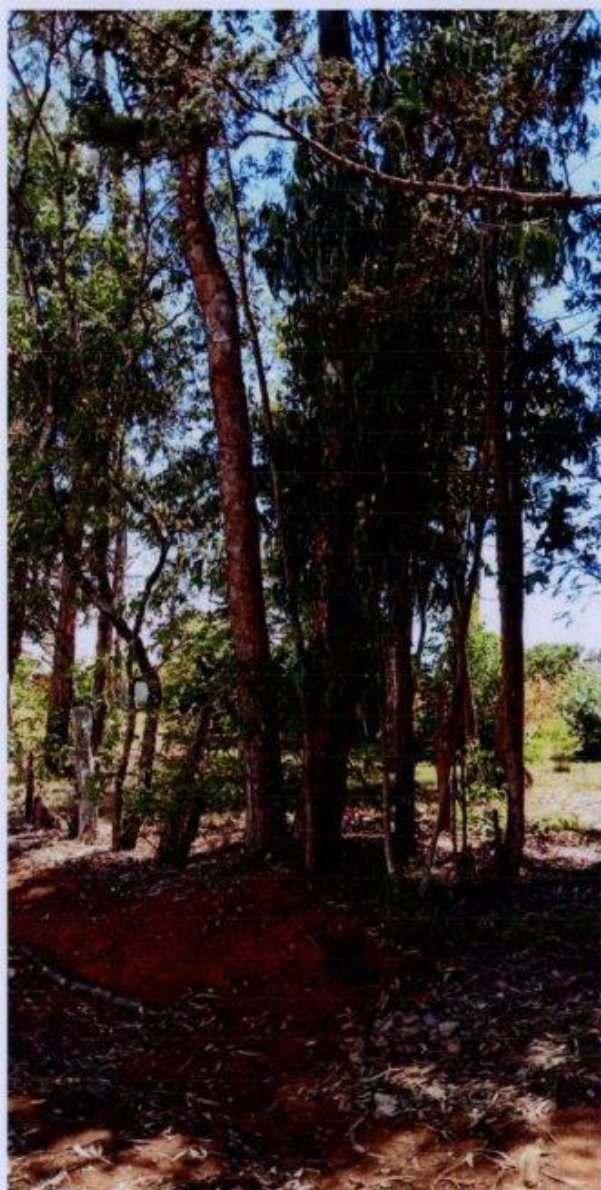


At the date stated on the front hereof, the following entries appeared in the register relating to the land:

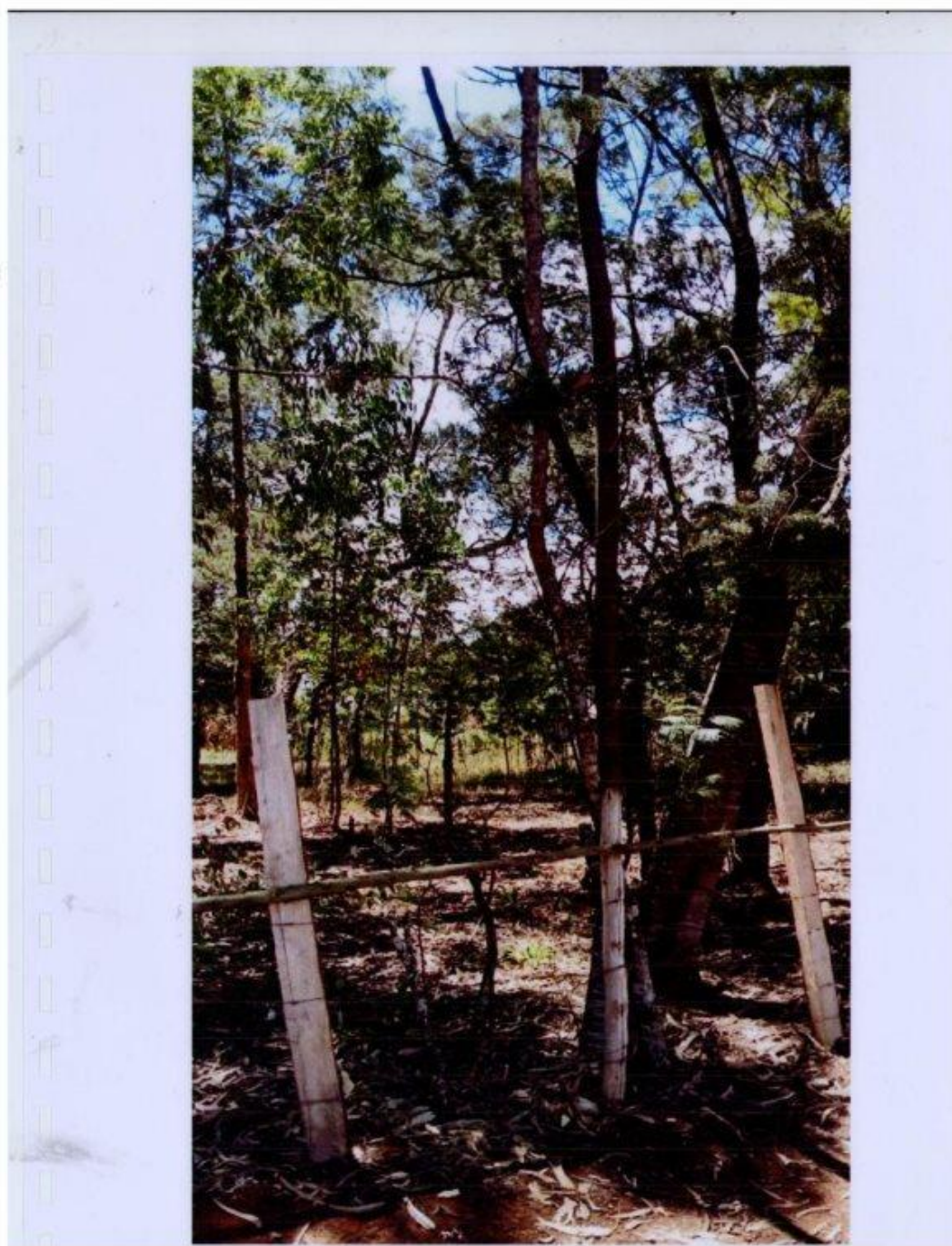
EDITION: 1.		PART A - PROPERTY SECTION	
OPENED: 19.10.23			
REGISTRATION SECTION		NATURE OF TITLE	
NYANDARUA/OL JORO OROK SALIENT EASEMENTS, ETC.		ABSOLUTE	
PARCEL NUMBER			
34853			
APPROXIMATE AREA			
0.81 Ha.			
REGISTRY MAP SHEET No.			
2			

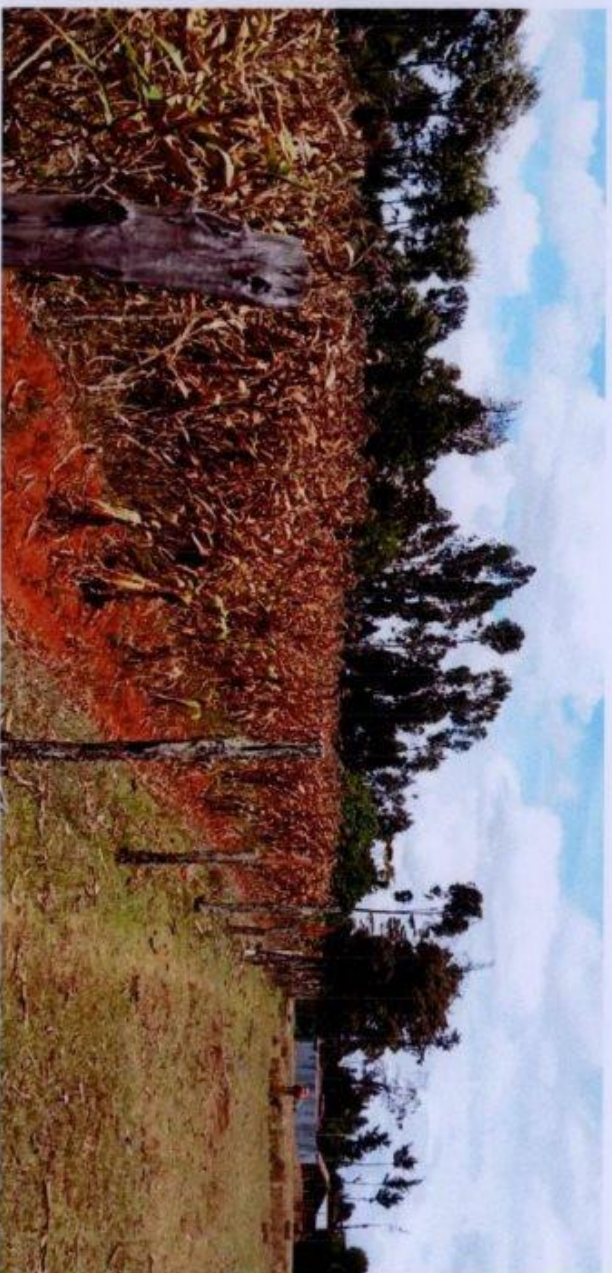
Subdivision of **PART B—PROPRIETORSHIP SECTION**  
20261

ENTRY NO.	DATE	NAME OF REGISTERED PROPRIETOR	ADDRESS AND DESCRIPTION OF REGISTERED PROPRIETOR	REMARKS
1.	19.10.23	EUNICE WAMUJI GATHURI		
2.	19.10.23	TITLE DEED		









MAIZE PLANTATION IN NYANDARUA /OL JORO OROK SALIENT/34853