



**MINISTRY OF LANDS, PUBLIC WORKS HOUSING & URBAN DEVELOPMENT**

NYANDARUA COUNTY  
LANDS OFFICE  
P.O. BOX 820  
NYAHURURU

REF: NYA/VAL/GEN/VOL.2/91

23<sup>rd</sup> May, 2023

**REPORT AND VALUATION**

**UPON LAND TITLE NO.**

**NYANDARUA/OLJORO OROK  
WEST/965**

**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/2022/02 of 24<sup>th</sup> November 2022 to carry out a valuation on the property under reference for purchase purposes, we have the pleasure to present our report as hereunder.

**DATE OF INSPECTION:** 29<sup>TH</sup> November 2022.

**AREA:** The property measures Two Decimal Four Three Hectares (2.43 Ha.) the equivalent of Six Decimal Nought Acres (6.00 Acres) or thereabout.

**SITUATION:** The property is situated about 7km off the Nyahururu-Gilgil road branching off at the K.A.L.R.O. junction and along the road to Ngano for 3km branching off to the right and along the road to Gathanji past Kwa Ngara/Gathanji Trading Centre before a final left turn for 3km to the site (**G.P.S 36.2434, -0.0246**)

**REGISTERED PROPRIETOR:** The freehold interest is held jointly by **JOSEPH KARUMBA KAMAU** and **MARGARET WANJIRU KARUMBA** as per the official search carried out on **7<sup>th</sup> December 2022**.

**ENCUMBRANCES:** NIL.

**THE LAND:** Irregular shaped parcel of Land with a gentle southerly, gradient having red volcanic soils and boundaries marked with barbed wire on fencing posts. Access is via a double leave metal sheet gate.

**DEVELOPMENTS:** They comprise of a bungalow and an external bathroom/pit latrine as well as several temporally structures. The temporally structures will however not be considered for the purpose of this valuation.

Bungalow

Construction Details;

Walls: They are of natural stone dressed and keyed externally while plastered and painted internally.

NYANDARUA / OLJORO OROK WEST/965

Roof : The roof is of double pitched timber trusses overlaid with g.c.i sheets.

Ceiling : Timber panels for the dining room, soft board panels for the remainder of the house.

Windows: They are of glazed metal casement type.

Doors : The front door is partially glazed metal sheet, the back door is metal sheet while the internal ones are of timber flush type.

Floor : The floor is of ceramic tile finish throughout.

**ACCOMODATION:**

- Entrance foyer/porch
- Corridor
- Sitting room/lounge with dining recess
- Kitchen fitted with single drain stainless steel sink, lower cupboard, upper shelves and a wall unit.
- Washroom with o.h.s, w.c tiled to dado level.
- Bedroom 1, with inbuilt wardrobe.
- Bedroom 2, ensuite, washroom tiled to dado level.
- Bedroom 3, with inbuilt wardrobe.
- Master bedroom, ensuite with inbuilt wardrobes.

Garage has no ceiling

P.A = 188.48m<sup>2</sup>

**PIT LATRINE/BATHROOM**

Construction Details

Walls : Natural stone dressed and keyed externally, plastered internally.

Roof : Mono pitched timber trusses overlaid with g.c.i sheets.

Floor : Reinforced concrete slab with cement sceed finish.

Doors : They are of timber matchboard type.

P.A = 3.41m<sup>2</sup>

**GENERAL REMARKS**

Nyandarua County has experienced a rapid infrastructure upgrade since the onset of devolution and also an increase in population which has led to appreciation of land values.

**VALUATION**

Taking into account the terms of reference and the general <sup>Remarks</sup> condition, we value the freehold interest in NYANDARUA OLJORO OROK WEST/965 as follows:-

Land 6 Acres @ Ksh.1,000,000 per Acre	=	6,000,000/=
Bungalow 188.5m <sup>2</sup> @ Kshs.30,000 per m <sup>2</sup>	=	5,655,000/=
Pit latrine/Bathroom	=	200,000/=
<b>Total</b>	<b>=</b>	<b>11,855,000/=</b>

**Call Ksh.12,000,000/= (Words: Twelve Million Shillings)**



S.M. Muhoro  
Principal Valuer  
**NYANDARUA/SAMBURU COUNTIES**

THE LAND REGISTRATION ACT  
THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. MUYA/OJ JOJO OJOK WEST/965

SEARCH NO. 516/12/2022

On the 6<sup>th</sup> day of DEC 2022 the following were the subsisting entries on the register of the above-mentioned title:

Part A – Property Section (easements, etc.)

Nature of title ABSOLUTE

Approximate area 2.43 HA (TWO DEC FOUR THREE)

Part B – Proprietorship Section

Name and address of proprietor 4.8.10.99 JOSEPH KARUMBA KAMAY

MARGAET WANJIRU KARUMBA

Inhibitions, cautions and restrictions 5.8.10.99 TITLE DEED ISSUED

Part C – Encumbrances Section (leases, charges, etc.)

The following applications are pending:

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

The following certified copies are attached as requested:

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

Date 7<sup>th</sup> day DEC 2022

Signed by the Registrar

Seal .....

Name: MUHAMMAD

Signature: [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. NYANDARUA / OLJOSOROK  
WEST 1965

Date of Application	<u>6<sup>th</sup> DECEMBER 2022</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*. *select as appropriate
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>JNS</u>
Search Application No.	
Time of Receipt	
Booking Officer	
Search Collected by	Name: ..... ID/Passport No.: ..... Signature: ..... Date: .....

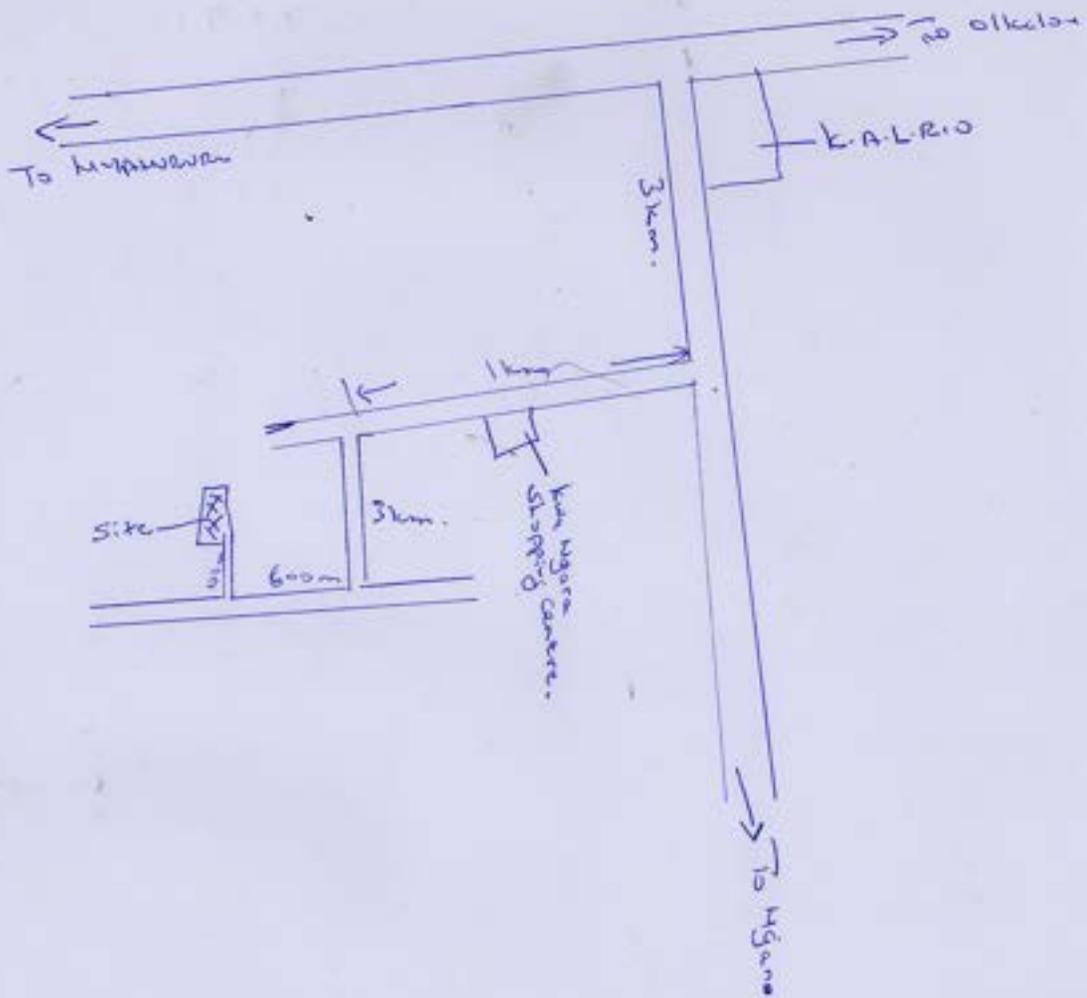
## Notes:

- (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.

ROUTE MAP

HIANDARA | SITORO DRGK WEST | 965

NOT TO SCALE





EXTRACT FROM R.I.M SHEET 2 (119/2/2)

SCALE: 1:10000



**MAIN ENTRANCE**



**SIDE VIEW**



**FRONT VIEW**



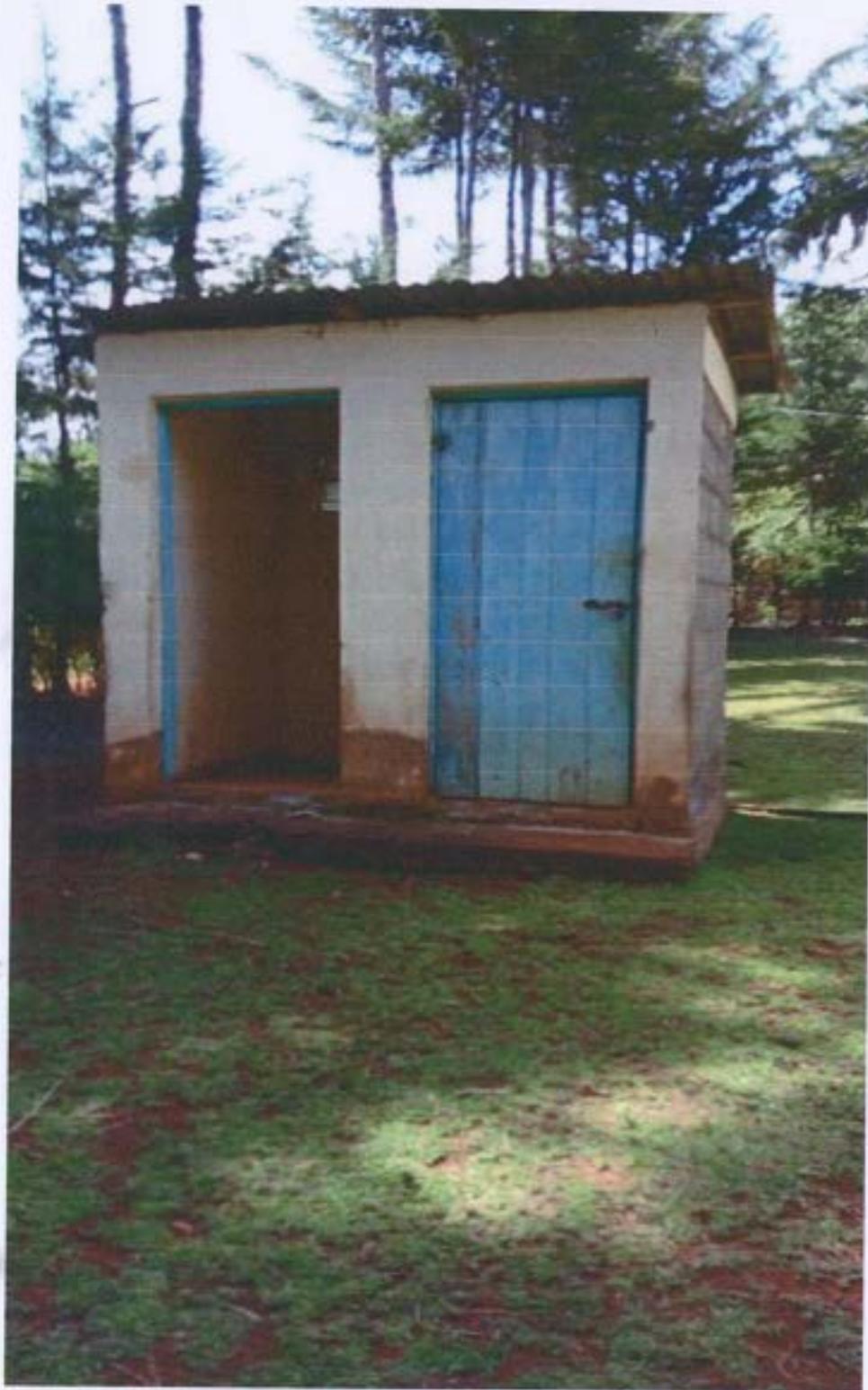
**BACK VIEW**



**DINNING RECESS**



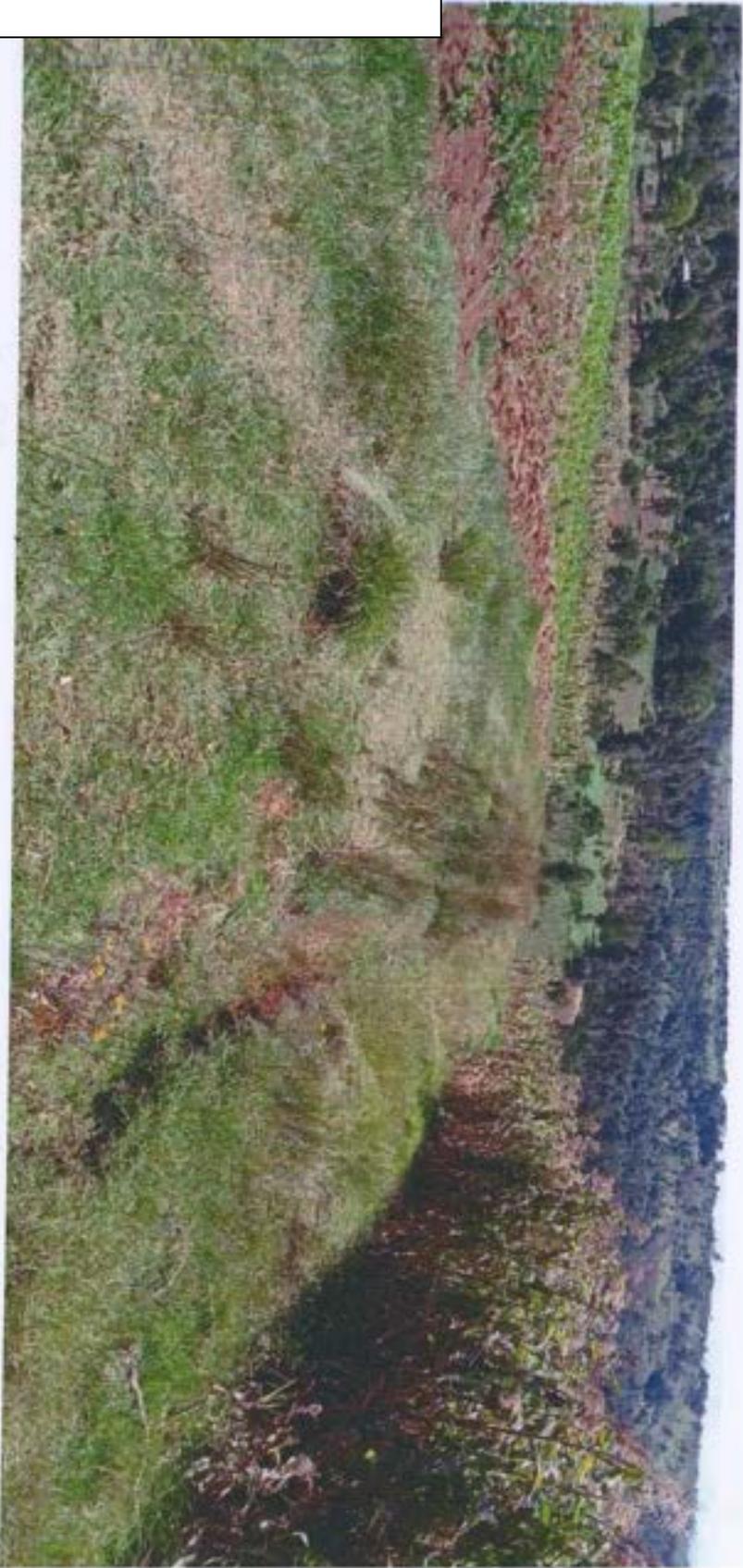
**KITCHEN**



**EXTERNAL TOILET**



**PART OF THE FARM**



**PART OF THE FARM**



REPUBLIC OF KENYA  
 THE REGISTERED LAND ACT  
 (Chapter 300)

# Title Deed

Title Number 254/015/001/001/001/001

Approximate Area 1/2 Ha.

Registry Map Sheet No. 1/2

This is to certify that JOSEPH KATHUNA KATHUNA 20/04/0001

has been registered as the absolute proprietor of the land

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

254/015/001 District Land Registry

this 25TH day of OCTOBER, 1990



Land Registrar

