

MINISTRY OF LANDS AND PHYSICAL PLANNING



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

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

14th 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 18th 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/OLJOROROK SALIENT/20260 & NYANDARUA OLJO OROK
SALIENT/34853

DATE OF INSPECTION: 3rd November 2023.

AREAS: The areas are as tabulated below.

NO	TITLE 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 7th November, 2023.

	TITLE 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.

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

SERVICES: 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

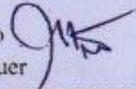
The Area where the two properties are situated is experiencing numerous land subdivisions into smaller parcels (mainly 1/8 acre) for residential development because of it's proximity to Nyahururu Municipality and the Nyahururu to Gilgil Highway. This has in turn led to a rise in property values.

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)

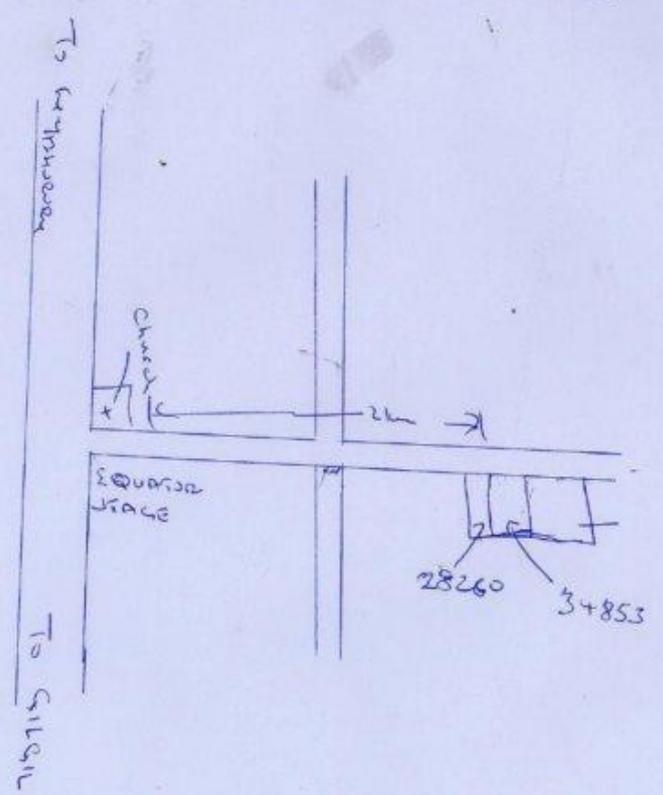
S. M. Muhoro
Principal Valuer

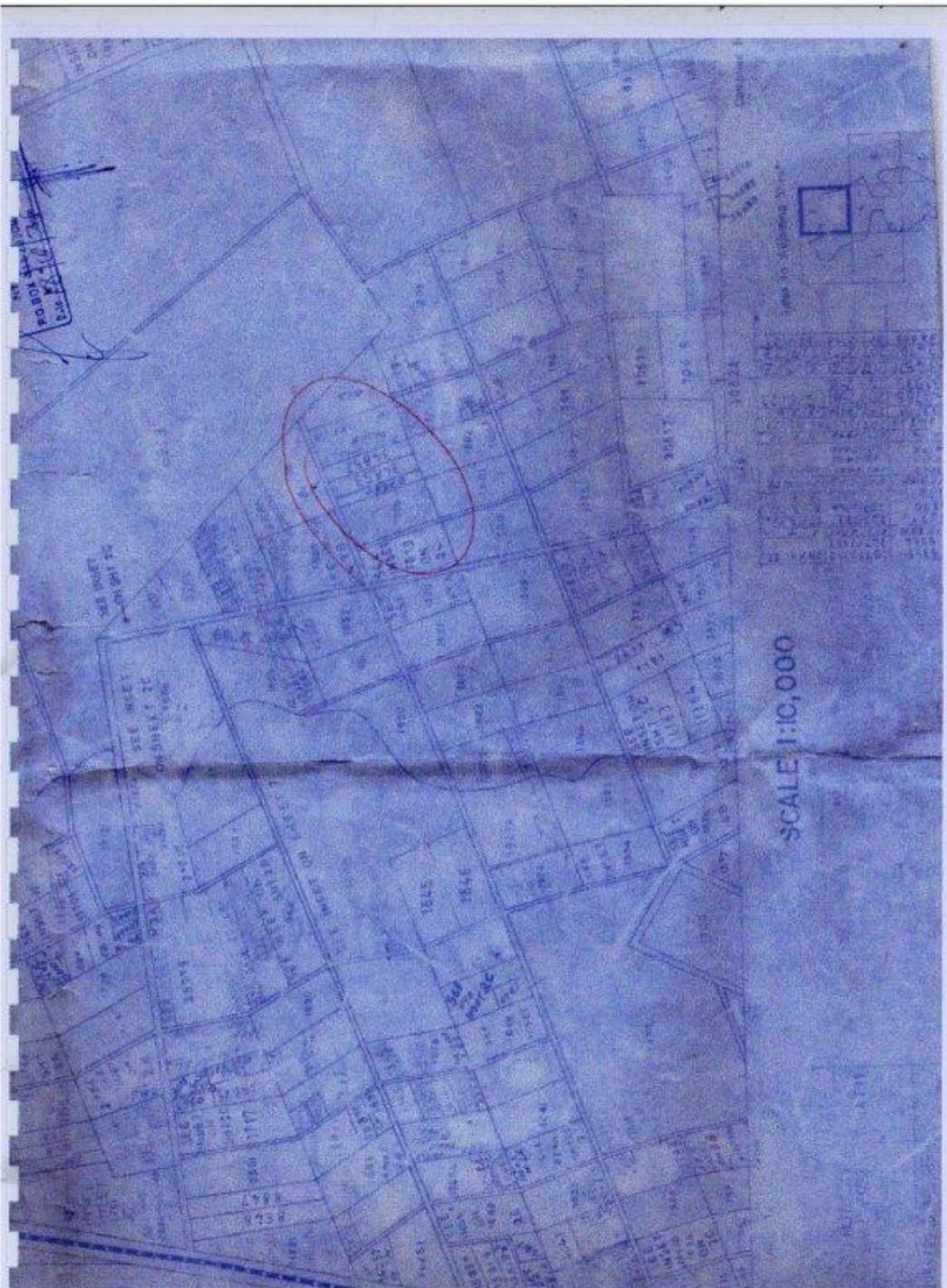


NYANDARUA/SAMBURU COUNTIES

NYANDARA (OLJOSOROK SALIENT) 34853 and
KYANDARA (OLJOSOROK SALIENT) 20260

ROUTE MAP
NOT TO SCALE





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

SCALE: 1: 10000

REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. WMA/02/2020 OROK SAKI/20260

SEARCH NO. 80/9/11/2023

On the 7TH 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 ABSOLUTE

Approximate area 0.605 HA (ZERO DEC FOUR ZERO FIVE)

Part B — Proprietorship Section

Name and address of proprietor DATRICK KARLIUKI GICUMI

Inhibitions, 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 7TH day NOV 20 23

Signed by the Registrar Seal

Name: S. W. GICHINI 231

Signature: [Signature]

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. 44000002/0650000200
SALIENT / 20260

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

STEPHEN M. MUHORO
G. K. VALUER, NYANDARUA
*
07 NOV 2023
*
8 SAMBURU COUNTIES
P.O. BOX 020, NYANDARUA

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 300)

Title Deed

Title Number NYANDARUA/OL NORO OPOK SALIENT/20280

Approximate Area 0.405 Ha.

Registry Map Sheet No. 2

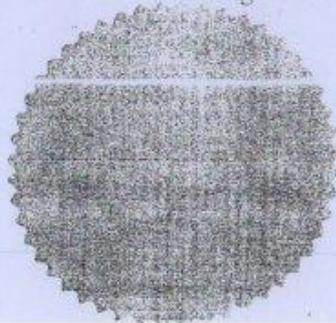
This is to certify that PATRICK KARTUKI GICHUHI ID/11253302

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



Patrick Kartuki Gichuhi
District Land Registry

SECTION: 1

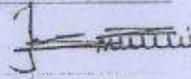
PART A - PROPERTY SECTION

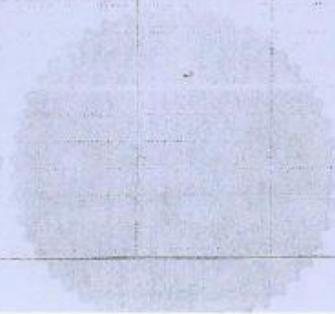
DATED: 16.6.2010

REGISTRATION SECTION	EASEMENTS ETC.	NATURE OF TITLE
NYANDARUA/OL JORO OROK SALIENT		
PARCEL NUMBER		
20260		
APPROXIMATE AREA		
0.405 Ha		ABSOLUTE
REGISTRY MAP SHEET NO		
2		

PART B - PROPRIETORSHIP SECTION

SUB-DIVISION OF 1617

ENTRY NO	DATE	NAME OF REGISTRAR PROPRIETOR	AMOUNT AND DESCRIPTION OF PAYMENT RECEIVED	CONSIDERATION AND REMARKS	SIGNATURE OF REGISTRAR
2	16.6.2010	PATRICK KARIUKI GICHINI			
3	17.6.2010	TITLE DEED		ISSUED	



REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. M-140/107/107/2020 GRANT SAKIEMI/34853

SEARCH NO. 817/11/23

On the 7TH 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 ABSOLUTE

Approximate area 0.81 HA (ZERO DEC EIGHT ONE)

Part B – Proprietorship Section

Name and address of proprietor EUNICE WAMBUI GATHURI
TILE DEED ISSUED

Inhibitions, cautions and restrictions

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 7TH day NOV 20 23

Signed by the Registrar

Seal

Name: S. W. GITHINJI 231

Signature: [Handwritten Signature]

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. NYAHURURU / G. K. V. 118 / 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*. *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>[Signature]</u>
Search Application No.	
Time of Receipt	
Booking Officer	
Search Collected by	Name: ID/Passport No.: Signature: Date:

STEPHEN M. MUHORO
G. K. V. 118, NYAHURURU
* 07 NOV 2023 *
* 8 SAMBURU COUNTRIES *
* BOX 820 NYAHURURU *

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 NYANDAUJA/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

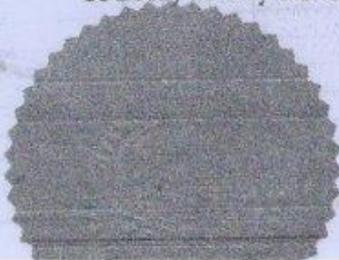
is (are) now registered as the absolute proprietor(s) of the land comprised in the above-mentioned title, subject to the entries in the register relating to the land and to such of the overriding interests set out in section 28 of the Land Registration Act (No. 3 of 2012) as may for the time being subsist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

GIVEN under my hand and the seal of the

NYANDAUJA District Land Registry

this 19th day of October 2023

M. A. Omalla
Land Registrar

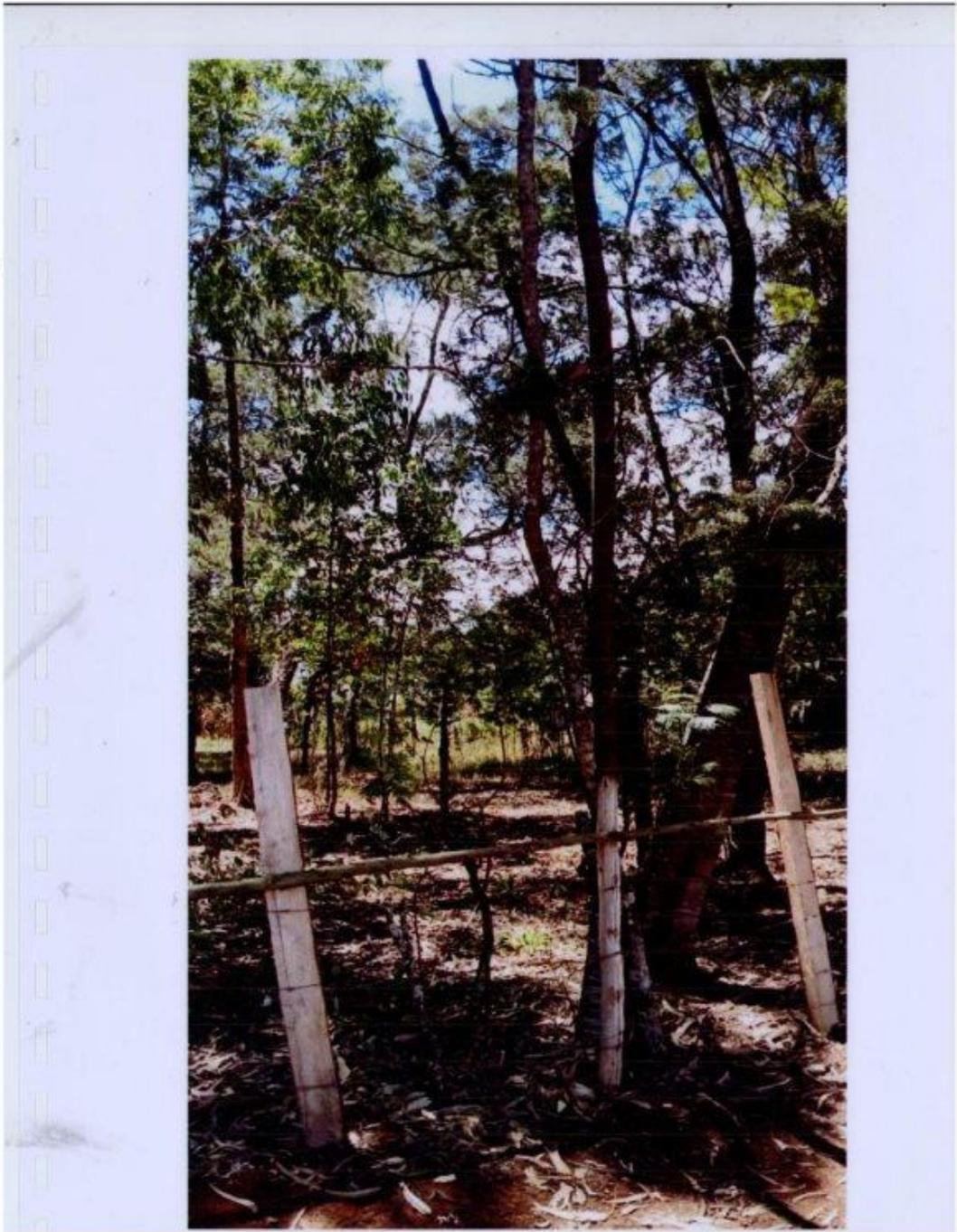


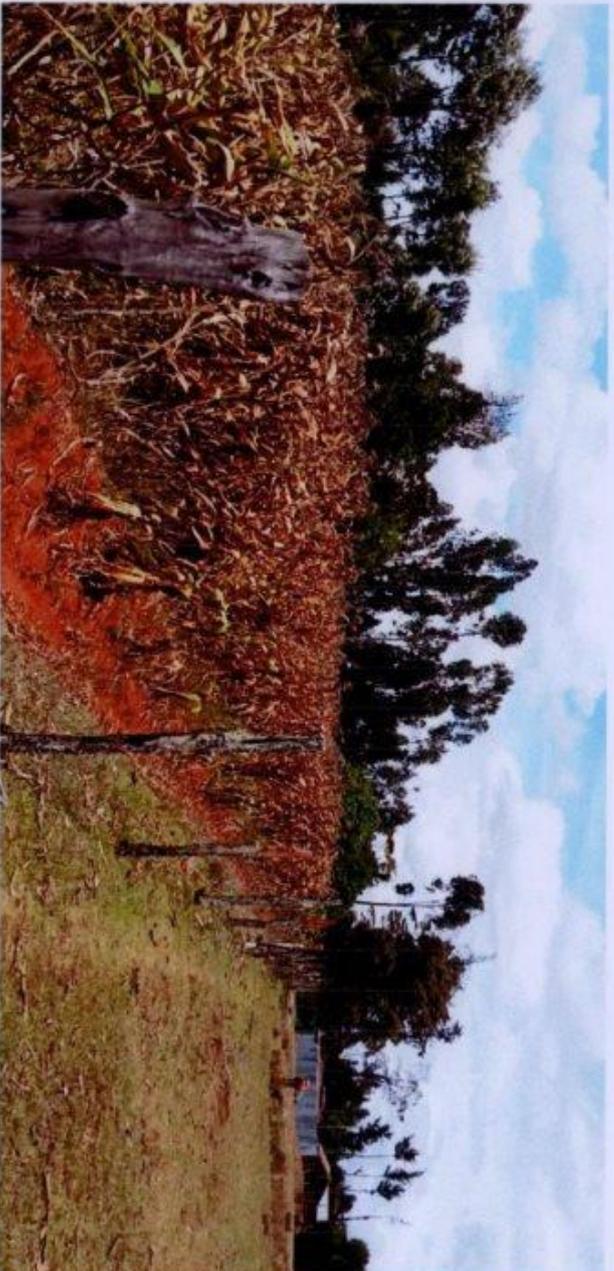
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To P/

381000







MAIZE PLANTATION IN NYANDARUA /OL JORO OROK SALIENT/34853

