



MINISTRY OF LANDS, PUBLIC WORKS HOUSING & URBAN DEVELOPMENT

NYANDARUA COUNTY
LANDS OFFICE
P.O. BOX 820
NYAHURURU

REF: NYA/VAL/GEN/VOL.3/2

19TH JANUARY, 2023

REPORT AND VALUATION

UPON LAND TITLE NO.

NYANDARUA/MATINDIRI/2044

TERMS OF REFERENCE

Following instructions received from the Fund Account Manager, Oljoro orok Constituency NG-CDF to carry out a valuation on the property under reference for purchase purposes, we now present our report and valuation as hereunder.

DATE OF INSPECTION: 29TH November 2021.

AREA: The property measures Two Decimal Nine Seven Eighth Hectares(2.978Ha) the equivalent to Seven Decimal Three Three Nine Acres(7.339Acs.) or thereabout.

SITUATION: The property is situated about 19kms to the South West of Oljoro orok Trading Centre , access being the all-weather road (Bitumen Standard) from Oljoro orok to Nakuru, branching off to the left about Four Kilometres from Charagitta Trading Centre and along a gravelled road for another two kilometres to the site. The property is about 30meters past the K.A.G Church but on the opposite side if the road. (G.P.S - 0.18745,36.25783).

REGISTERED PROPRIETOR: The freehold interest is registered under the name of **JANE NYAMBURA KAMAU, REUBEN WAINAINA KAMAU and JOHN MUNGAI KAMAU** as trustees for several others (see copy of official search attached).

ENCUMBRANCES: NIL.

THE LAND: Irregular shaped parcel of Land where the boundaries are marked with survey beacons.
The soils are a mixture of red volcanic and loam types. The land slopes with a medium gradient in a Northerly and also Easterly direction towards a stream.

DEVELOPMENTS: The land was devoid of any structures during the inspection.

SERVICES: Roads; Immediate access for about 300 metres is earth surface which gives way to the

NYANDARUA / MATINDIRI / 2044

gravelled surface for 2km to the all-weather
Nakuru -Oljoro orok road.
Electricity; Powerline is 300m away.
Water; Not connected.
Waste Disposal; Will be by way of Septic/Soak pits and pits
latrines.

Neighbourhood: Rural neighbourhood with a medium
Population density (about 300 people per
Square kilometres.)

GENERAL REMARKS

Nyandarua County has witnessed a general improvement of infrastructure since the advent of devolution. There is also rise in land subdivisions as a result of population pressure brought about mainly by immigration. The County is also well served by intercounty highways connecting it to the neighbouring Counties of Laikipia, Nyeri, Nakuru and Nairobi. All the above factors have played a significant role in the appreciation of land values in the last Ten years.

Disclaimer: The suitability of the land for the intended user is not warranted by this report and valuation.

VALUATION

Taking account of the terms of reference and the general remarks we value the freehold interest in **NYANDARUA/MATINDIRI/2044 at Kenya Shillings 7,000,000/= (WORDS: Seven Million Shillings).**

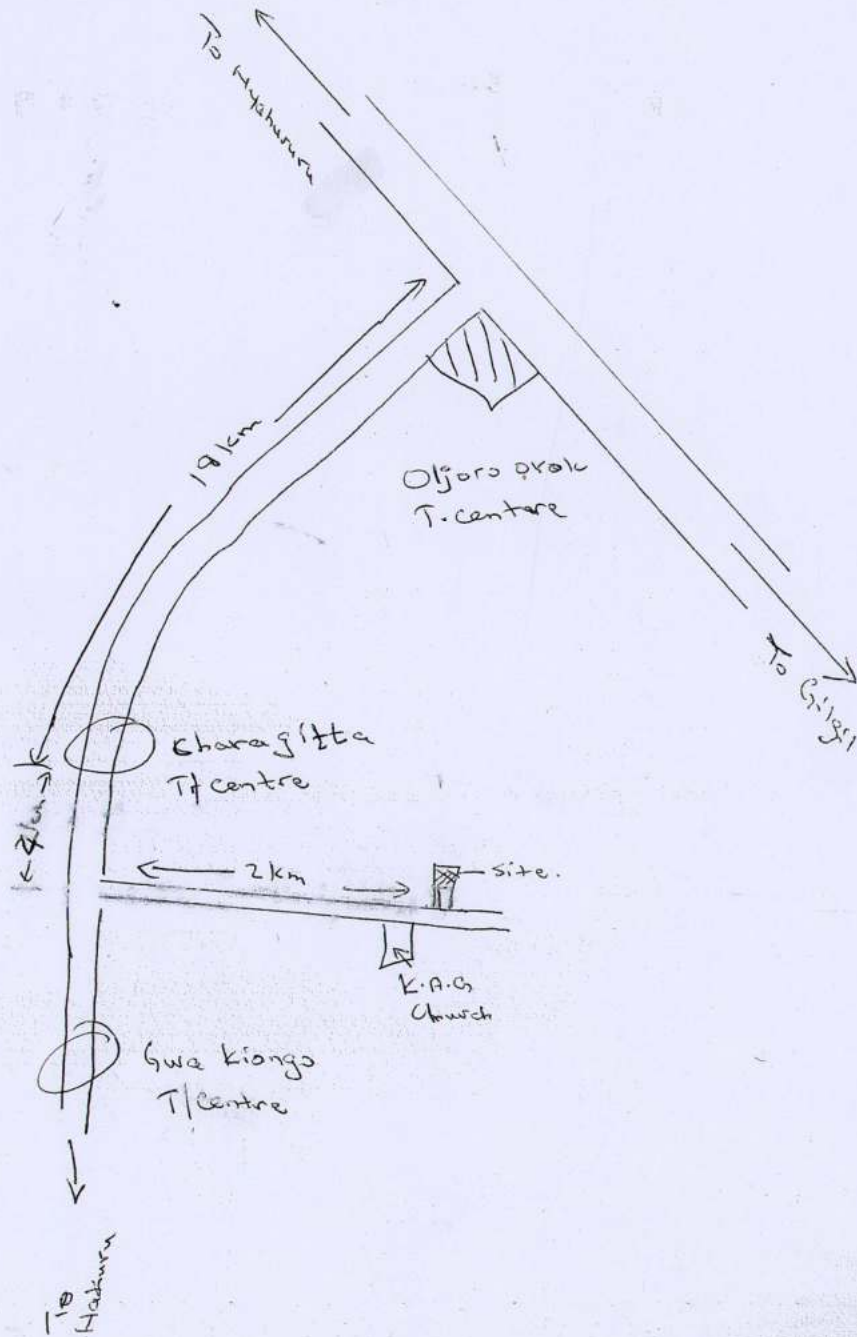


S.M. Muhoro
Principal Valuer

NYANDARUA/SAMBURU COUNTIES

KUPHODARA / MATINDI / 2044

ROUTE MAP



THE LAND REGISTRATION ACT

THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. NYAMAMINDI 2/2044SEARCH NO. 376/12/2022

On the 6th day of DEC 20 22 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 2.978 HA (TWO DEC NINE SEVEN EIGHT)**Part B — Proprietorship Section**Name and address of proprietor 1.1.7.22 JANE NYAMBURA KAMAU, REUBEN
WAIMAINA KAMAU, & JOHN MUMSAIInhibitions, cautions and restrictions KAMAU TO HOLD IN TRUST FOR RACHAEL
WATSIKU KAMAU, LAHAB. WANGUI KAMAU**Part C — Encumbrances Section (leases, charges, etc.)**SUSAN MWITAKI KAMAU, DAVID
GIKABU KAMAU, JANE NYAMBURA KAMAU, REUBEN
WAIMAINA KAMAU & JOHN MUMSAI KAMAU

The following applications are pending:

(a) 2.1.7.22 TITLE DEED ISSUED

(b)

(c)

(d)

The following certified copies are attached as requested:

(a)

(b) NIL

(c)

(d)

Date 7th day DEC 20 22

Signed by the Registrar

Name: [Signature]

Signature:

Seal

S. W. Maina *380

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. 472000000/12044

Date of Application	6 th DECEMBER 2022
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	VALUATION
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	<i>[Signature]</i>
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.



Extract from R.I.M NYANDARUA MATIDIRI SHEET 1(119/2/16)

SCALE 1:10,000



REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(No. 3 of 2012, section 108)

THE REGISTERED LAND ACT

(Chapter 300) (REPEALED)

Title Deed

Title Number NYANDARUA/MATINDIRI/2044

Approximate Area 2.978HA.

Registry Map Sheet No. 1

This is to certify that

JANE NYAMBURA KAMAU

ID/3100384, REUBEN WAINAINA KAMAU ID/11818207, JOHN MUNGAI

KAMAU ID/13673991

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

NYANDARUA

District Land Registry

this 1ST day of JULY, 20 22

W. H. Musoro 2211
Land Registrar

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

PART A—PROPERTY SECTION

EASEMENTS, ETC.

NATURE OF TITLE

PARCEL NUMBER

2044

APPROXIMATE AREA
2.978 H₂

REGISTRY MAP SHEET No. _____

1

SUBDIVISION OF 107

107
PART B—PROPRIETORSHIP SECTION

ENTRY No.	DATE	NAME OF REGISTERED PROPRIETOR	ADDRESS AND DESCRIPTION OF REGISTERED PROPRIETOR	CONSIDERATION AND REMARKS	SIGNATURE OF REGISTRAR
1.	1.7.22	JANE NYAMBURA KAMAU, REUBEN WAINAINA	KAMAU & JOHN MUNGAI KAMAU- TO HOLD IN TRUST FOR RACHAEL WANJIKU KAMAU, RAHAB WANGUI KAMAU, SUSAN MWIHAKI KAMAU, DAVID GIKARU KAMAU, JANE NYAMBURA KAMAU, REUBEN WAINAINA KAMAU & JOHN MUNGAI	KAMAU ISSUED	[Signature]
2.	1.7.22	TITLE DEED			