



**MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT**  
**(State Department for Lands and Physical Planning)**

Telegrams: "MINLANDS", Nairobi  
Telephone: Nairobi 718050

When replying please quote

Our Ref.: VAL 852/XXI/23

ARDHI HOUSE  
1<sup>st</sup> NGONG AVENUE  
OFF NGONG ROAD  
P. O. Box 30450  
NAIROBI

March 14, 2023

**REPORT AND VALUATION**

**ON**

**TITLE NO. NAROMORU/KIAMATHAGE/BLOCK IV/196**

**NAROMORU**

**NYERI COUNTY**

**TERMS OF REFERENCE;**

We received instructions from the Fund Account Manager, Kieni Constituency, to inspect the above property with a view to advising on its Market Value for Purchase Purposes.

Having inspected the property, following is our Report and Valuation:

*Report and Valuation upon Naromoru/Kiamathage/Block IV/196*

## REPORT AND VALUATION.

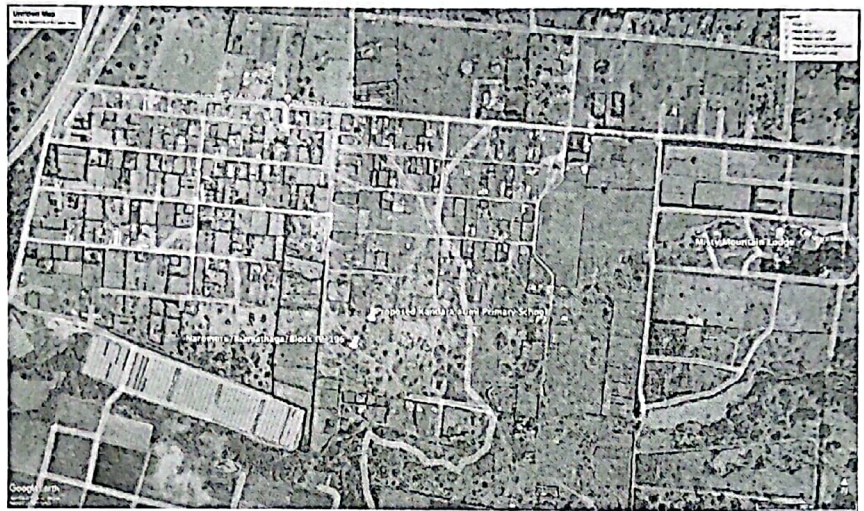
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**TITLE. NO.:** Naromoru/Kiamathage/Block IV/196.

**DATE OF INSPECTION:** The property was inspected on March 9, 2023.

**PLOT AREA:** The entire parcel extends to approximately nought decimal one seven 0.17 Ha or 0.42 of an Acre.

**SITUATION:** The property is located approximately 1 kilometer from the Nyeri-Nanyuki road and approximately 950 meters to the west of Misty Mountain Lodge, Nanyuki



*A google excerpt of the subject property.  
Co-ordinates: 0°9'27.74"S, 37°2'2.33"E*

**TITLE DETAILS:** The property is registered in the name of **Joseph Wambugu Mugo**.

**TENURE:** The title is held under **freehold interest**.

**ENCUMBRANCES:** **Nil (as per copy of search attached).**

**THE PLOT:** Fairly level, regular shaped plot with mixed soils plot whose boundaries are open and marked with survey beacons. Access to the parcel is via an unnamed murram road.



**IMPROVEMENTS:**

The plot was void of any developments as at the time of inspection. However, the parcel had been leased for subsistence farming. Mains electricity and water are readily available for connection to the parcel

**GENERAL REMARKS:**

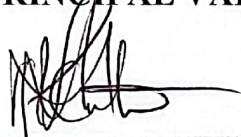
The property is situated within the outskirts of Naromoru area, Nyeri County. Its proximity to the proposed Kandara Arimi Primary School places it at an advantage to the expansion plans of the school.

**VALUATION:**

In our opinion, having considered the terms of reference, prevailing economic conditions and foregoing, we value the freehold interest free from any encumbrances as **Kenya Shillings 1,500,000.00 (Read: Kenya Shillings One Million Five Hundred Thousand).**



**CHARLES OHAWA  
PRINCIPAL VALUER**



**JACINTA MUTUA  
DIRECTOR LAND VALUATION**

**ASSORTED PHOTOGRAPHS OF THE PROPERTY**





# CERTIFICATE OF OFFICIAL SEARCH

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

CERTIFICATE OF OFFICIAL SEARCH  
TITLE NO. Wadooda / Kinnorinara / Bunka / 190

SEARCH NO. 568 / 02 / 2022

On the 8<sup>th</sup> day of Mar 2022 the following

Were subsisting entries on the register of the above mentioned title

Part A – Property Section (easements, etc.)

Nature of title Wadooda

Approximate area 0.1711 (1711 Sq. Meters) (1711 Sq. Meters)

Part B – Proprietorship Section

Name and address of proprietor 2.10.519 P. W. Mwangi

Inhibitions, cautions and restrictions

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

The following applications are pending

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

The following certified copies are attached as requested:

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

Date 8<sup>th</sup> day Mar 2022

Seal .....

SIGNED by Registrar

Name:

P. W. Mwangi 328



## COMPARABLES

**1. Naromoru/Kiamathage Block IV/29**

0.04 Ha Vacant land

Kshs. 870,000.00 Feb. 2023 (Charge)

**2. Naromoru/Kiamathage Block I/521 & 523**

0.04 Ha Vacant land

Kshs. 400,000.00 Dec 2023 (Transfer)

**3. Naromoru/Kiamathage Block I/766**

0.045 Ha Vacant land

Kshs. 400,000.00 Nov 2022 (Transfer)

**4. Naromoru/Kiamathage Block III/Gatune/389**

0.8 Ha Vacant land

Kshs. 2,200,000.00 Aug 2022 (Transfer)

**Call Kshs. 1,500,000.00 for the subject property**