



REPUBLIC OF KENYA

MINISTRY OF LANDS AND PHYSICAL PLANNING.

Telegrams: "LANDS, Nakuru"

Telephone: 051-2214923

Fax:

When replying please quote:

NAKURU LANDS OFFICE

P.O. Box 1073

NAKURU

RE: NKU/VAL.NG-CDF/01/2023/09

DATE: 31st January 2023

THE NG-CDF FUND ACCOUNT MANAGER,
NAKURU TOWN WEST CONSTITUENCY,
P.O.BOX 16051-20100

NAKURU

RE: VALUATION FOR PURCHASE PURPOSES – TITLE NO. NAKURU MUNICIPALITY BLOCK 7/596

We refer to your letter Ref No. NTW/LND/2022-23/002 dated 29th December 2022, and received on 4th January 2023.

We, thereafter carried out an inspection on the above mentioned property in undertaking a valuation exercise, and prepared a valuation report for the same.

After considered analysis of the property in question, and taking into account other property related factors, we are of the opinion that the value upon said property is as below:

NAKURU MUNICIPALITY BLOCK 7/596

KShs 6,000,000.00

(READ:KENYA SHILLINGS SIX MILLION ONLY)

The detailed valuation report is attached herein

**G.D. RUHARA MAINA
COUNTY VALUER,
NAKURU LANDS REGISTRY**





REPUBLIC OF KENYA

MINISTRY OF LANDS AND PHYSICAL PLANNING.

Telegrams: "LANDS, Nakuru
Telephone: Nakuru 051-221923
Fax:
When replying please quote
RE: NKU/VAL NG-CDF/01/2023/09

NAKURU LANDS OFFICE
P.O. Box 1073
NAKURU

DATE: 31st January, 2022

REPORT AND VALUATION

UPON

**TITLE NUMBER NAKURU MUNICIPALITY BLOCK 7/596
SHABAAB**

NAKURU COUNTY

TERMS OF REFERENCE

We have received instructions via a letter dated 29th December, 2022 **Ref No NTW/LND/2022-23/002** and received on 4th January, 2023 from the NG-CDF Fund Account Manager Nakuru Town West Constituency to carry out an inspection of the above mentioned property with a view to advising on its Open Market Value for Purchase Purposes.

Our report and valuation is as contained herein:

REPORT AND VALUATION

DATE OF

INSPECTION : The property was inspected on 27th January, 2023

PLOT NUMBER : **NAKURU MUNICIPALITY BLOCK 7/596**

SITUATION : The property is situated off Nakuru-Eldoret Highway, branching off at the Eveready roundabout junction towards the south onto the tarmac road towards Nakuru West Secondary School, and Kaptembwa West for about 500 metres, in Nakuru's Shabaab area. It is situated near and to the rear of Spin Knit Limited.

SURVEY MAP : We have examined the relevant maps and have determined that the parcel is situated as it is within NAKURU MUNICIPALITY BLOCK 7 Registration Section Sheet

TITLE DETAILS : **Registered Owner**

The title is registered in the Nakuru Lands Registry in the name of DENNIS NYATIGO ID No 21945636 and SARAH MORAA BUNDI ID No 23612638 of P.O. BOX 104 NAKURU

Area

The parcel extends by measurement to approximately naught decimal naught three six (0.0360) of a hectare, or naught decimal naught eight nine (0.089) of an acre

Tenure

The title is registered as a leasehold interest for a term of 99 years from 1st January 1975 at an annual rent of KShs 225/-

Encumbrances/Inhibitions

None is registered against the title

SERVICES

: Immediate service road is tarmac surfaced branching off the tarmac surfaced Nakuru-Eldoret Highway.

Electricity mains are available for connection to the property

Water mains from Nakuru Water & Sewerage Company is available for connection

Foul drainage is to a pit latrine

Numerous educational, health, financial, social and recreational facilities and amenities are available in within the neighbourhood of Shabaab and within the CBD of Nakuru City itself a short distance away

COUNTY PLAN : The area has been set aside for a residential-cum-commercial user.

THE PLOTS : The parcel has a fairly even gradient and comprises mixed murram and loamy soils. Boundaries are marked partly by a timber offcuts, or a chain link on timber posts fence, and partly by the neighbouring plot's wall.

DEVELOPMENTS : The parcel currently lies undeveloped apart from the boundary fence.

**BASIS OF VALUATION
& METHODOLOGY :**

In arriving at the valuation figures, both vast experience garnered over time, extensive field research and observations, and the comparative method of valuation were deployed for analysis and final decision making.

The Valuation is based on the current open market value.

The current open market value assumes the estimated amount which the property should exchange as at today's date between a willing buyer and a willing seller in an arm's length transaction after proper marketing where in the parties involved each act knowledgeably, prudently and without compulsion.

To arrive at the open market value we have adopted the comparable method which is based on analysis of sales and or properties for sale that are similar to the subject property, taking into consideration any extra uniqueness and advantages that may be enjoyed by the subject property.

The cost of construction approach considers the cost that will be incurred to develop a similar property. We have utilized the IQSK 2017 construction details prevailing and applied a suitable discounting factor for depreciation, renovation, age and compatibility, and also the materials used for the construction, and the work done on the building. We have also taken into consideration the remaining works that need to be done to make the building habitable.

GENERAL REMARKS: This is a fairly accessible property situated within the general neighbourhood of the Nakuru City suburb of Shabab that is mainly residential, but also incorporating a substantial industrial and commercial element especially because it is situated just outside the Central Business District of Nakuru City. The area is densely populated and exhibits a vibrant business economy. It neighbours various industries including Spin Knit Limited, and Menengai Seed Factory, and is easily reachable from the highway to Eldoret and Nairobi.

Due to the continued upsurge in economic activity, there has been a noted increase in population influx which in turn has led to increased demand for land. As such, parcels of land that have vacant possession, such as the one in question will continue to attract demand. This is especially so as vacant parcels of land continue to be scarce.

In our opinion, we don't foresee any significant prospect of or for change of use of the subject property or those in the vicinity, which could materially affect the value of the subject property negatively. The current user of the property conforms to its stipulated use which is **Residential-cum-commercial Purpose**

For the purposes of this valuation, we have only considered the prevailing rates for vacant parcels within the neighbourhood that exhibit similar characteristics, and which have similar potential for future development

VALUATION : Taking into account our Terms of Reference, Property Details, General Remarks and prevailing market conditions, we value the unencumbered absolute proprietorship upon the parcel as follows:

Open Market Value

Land

Kshs 6,000,000.00

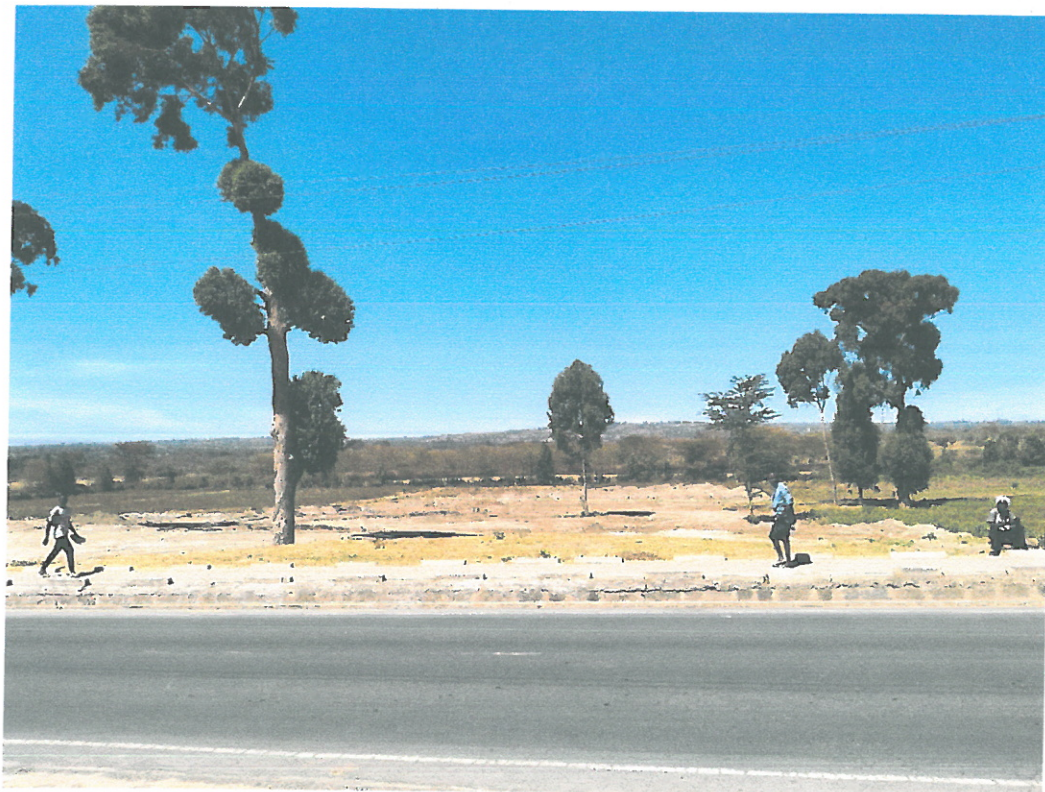
(READ: KENYA SHILLINGS SIX MILLION ONLY)



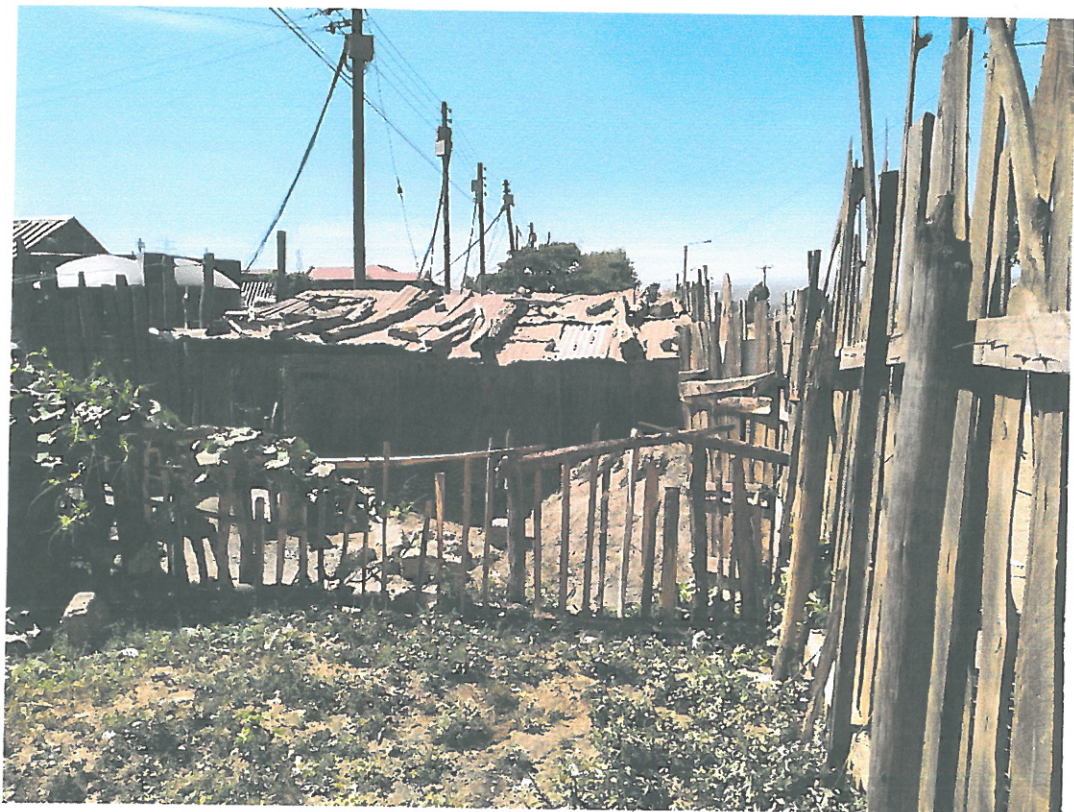
RUHARA MAINA G.D
B.A. (LAND ECON) MSc (LAND MGT)
COUNTY VALUER
NAKURU LANDS REGISTRY

DATED: 31ST JANUARY 2023

PHOTOS



Views of the Road Approach



Neighbouring Properties



Views of the Parcel



Fence to the Road Frontage



National Government Constituencies Development Fund
Nakuru Town West Constituency
P.O Box 16051-20100
Nakuru
Cell: 0722606424
Email: nakurutwestcdf@gmail.com

29th December, 2022

OUR REF: NTW/LND/2022-23/002

THE
DIRECTOR
LAND VALUATION
MINISTRY OF LANDS AND PHYSICAL PLANNING
P.O BOX. 30450-00100
NAIROBI

RE: VALUATION OF LAND FOR PURCHASE PURPOSES – NAKURU MUNICIPALITY BLOCK. PLOT NO. 7/596

The above refers,

The NG-CDF Nakuru Town West Constituency intends to purchase the above referenced land measuring 0.0360 ha for the purposes of constructing NG-CDF office. The plot is located in Shabaab, Githima area Nakuru Town West.

Our office is requesting for your assistance to carry out market valuation of the plot on behalf of NG-CDF Committee which will help the committee in finalizing the negotiation process.

The owner, so far is asking kshs. 7,500,000.00 (Seven Million, five hundred thousand shillings only) as her offer price.

Thank you.

NAKURU TOWN WEST CDF
FUND ACCOUNT MANAGER
P.O. Box 16051-20100, NAKURU
Date.....Sign.....

FAITH KATHAMBI

NG-CDF FUND ACCOUNT MANAGER.

NAKURU TOWN WEST CONSTITUENCY.

0724-445840

CC; COUNTY LAND VALUER,
NAKURU COUNTY.





REPUBLIC OF KENYA

THE LAND REGISTRATION ACT
(No. 3 of 2012, Section 108)

THE REGISTERED LAND ACT
(Chapter 300, Repealed)

Certificate of Lease

TITLE NO.

APPROXIMATE AREA

NAKURU MUNICIPALITY BLOCK 7/596

0.0360 HECTARES

LESSOR THE GOVERNMENT OF KENYA

RENT KSHS.225/=(REV)

TERM 99 YEARS FROM 1.1.1975

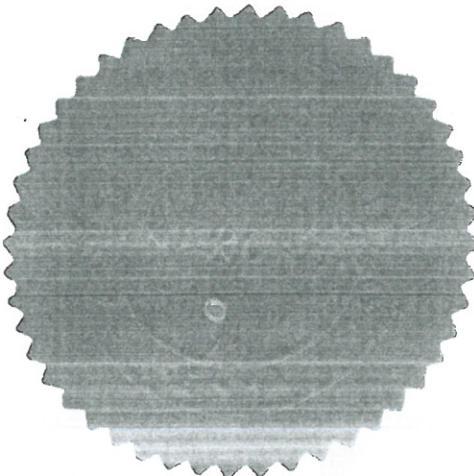
This is to certify that DENNIS NYATIGO (ID/21945636)
& SARAH MORAA B'NDI (ID/23612638) P O BOX 104, NAKURU

is (are) now registered as the proprietor(s) of the leasehold interest above referred to, subject to the agreements and other matters contained in the registered lease, to the entries in the register relating to the lease 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 comprised in the lease.

GIVEN under my hand and the seal of the
NAKURU District Land Registry

this 16TH day of SEPTEMBER 20 19

Land Registrar



[Handwritten Signature]
Land Registrar



REPUBLIC OF KENYA

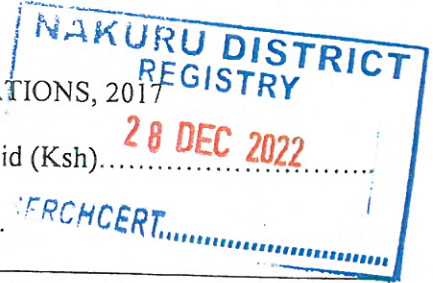
THE REGISTERED LAND ACT
(Chapter 300, Repealed)

Certificate of Lease

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

Date of Application	
Applicant	Name: DENNIS MATHIA & JARROT M RWBI ID/Passport No.: 219457638 & 23612638 PIN No.: 40033280170 Address: Telephone No: Email 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	CONFIRMATION
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	
Search Application No.	
Type 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
THE LAND REGISTRATION (GENERAL) REGULATIONS, 2017

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. NAKURU MUNICIPALITY BK-7/596

SEARCH NO. 19/28/12/2022

On the 28TH 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 LEASEHOLD TERM: 99 YRS FROM: 1/1/75 RENT: SHS. 225/= REV

Approximate area 0.0360 (ZERO DEC ZERO THREE SIX ZERO) HA

Part B — Proprietorship Section

Name and address of proprietor DENNIS NYATI GO B. SARAH MORAA BUNDI
CERTIFICATE OF LEASE ISSUED

Inhibitions, cautions and restrictions NIL

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) NIL
- (c)
- (d)

Date 28TH day DEC 20 22

Signed by the Registrar Seal

Name: [Signature]

Signature: [Signature]

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

CERTIFICATE OF OFFICIAL SEARCH

TITLE NO. NAKURU MUNICIPALITY BK. 7/596

SEARCH NO. 19/28/12/2022

On the 28TH 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 LEASEHOLD TERM: 99 YRS FROM: 11/1/75 RENT: SHS. 225/= REV

Approximate area 0.0360 (ZERO DEC ZERO THREE SIX ZERO) HA

Part B — Proprietorship Section

Name and address of proprietor DENNIS NYATI GO B SARAH MURAA BUNDI

Inhibitions, cautions and restrictions CERTIFICATE OF LEASE ISSUED
NIL

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 28TH day DEC 20 22

Signed by the Registrar

Name: E. M. Njorani

Signature: [Handwritten Signature]

Seal

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

Date of Application	
Applicant	<p>Name: DENNIS NYATIHO & JARROT M RUNDI</p> <p>ID/Passport No.: 21945638 & 23612638</p> <p>PIN No.: 33260130</p> <p>Address:</p> <p>Telephone No:</p> <p>Email address (if any):</p> <p><i>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.</i></p>
Purpose of Search	CONFIRMATION
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><i>*select as appropriate</i></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><i>NB. There is a fee for each copy</i></p>
Signature of Applicant	
Search Application No.	
Time of Receipt	
Booking Officer	
Search Collected by	<p>Name.....</p> <p>ID/Passport No.....</p> <p>Signature.....</p> <p>Date.....</p>

- Notes:
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 - 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.

PIN Certificate

Certificate Date 19/04/2022
Personal Identification Number
A007323778B

This is to certify that taxpayer shown herein has been registered with Revenue Authority

Taxpayer Information

Taxpayer Name	SARAH MORAA NYATIGO
Email Address	SARAHDENNIS264@GMAIL.COM

Registered Address

L.R. Number :	Building SHOPPERS PARADISE
Street/Road KENYATTA AVENUE	City/Town : NAKURU
County : Nakuru	District Nakuru District
Tax Area Nakuru	Station NAKURU
P. O. Box 25	Postal Code 40500

Tax Obligation(s) Registration Details

Sr. No.	Tax Obligation(s)	Effective From Date	Effective Till	Status
1	Income Tax - Resident Individual	17/05/2013	N.A.	Active

The above PIN must appear on all your tax invoices and correspondences with Kenya Revenue Authority. Your accounting end date is 31st December as per the provisions stated in the Income Tax Act unless a change has been approved by the Commissioner-Domestic Taxes Department. The status of Tax Obligation(s) with 'Dormant' status will automatically change to 'Active' on date mentioned in "Effective Till Date" or any transaction done during the period. This certificate

DISTRICT
NYAMIRA
SUB-DISTRICT
NYAMIRA
LOCATION
BOGICHORA
SUB-LOCATION
IBUCHA



T0285425444

IDKYA7014062938<<4611<<<<<3015
7901092M1810242<B021945636M<<9
DENNIS<NYATIGO<ONYANCHAK<<<<<<<

JAMHURIYA KENYA REPUBLIC OF KENYA

SERIAL NUMBER: 701406293 ID NUMBER: 21945636

FULL NAMES
DENNIS NYATIGO ONYANCHAK

DATE OF BIRTH
09-01-1979





SEX
MALE

DISTRICT OF BIRTH
NYAMIRA

PLACE OF ISSUE
HDM BARINGO

DATE OF ISSUE
24.10.2018

HOLDER'S SIGN





Kenya Revenue Authority
INCOME TAX DEPARTMENT
PERSONAL IDENTIFICATION NUMBER CERTIFICATE

PIN NO: **AN003326013C**

NAME: **OLUWANJOBA DAWUN**

DATE OF BIRTH: **11/1979**

PLACE OF BIRTH: **NYAMIRA**

Id No: **252002/21005**

FOR IDENTIFICATION

Signature