



REPUBLIC OF KENYA

MINISTRY OF LANDS AND PHYSICAL PLANNING

Telegrams: "....." Murang'a
Telephone: Murang'a 060-30258
When replying please quote

DISTRICT LANDS OFFICE
P.O.Box 24 – 10200
MURANG'A

REF: Mur/Val/Gen/Blk 3/2

27th January, 2021


The Fund Account Manager
Maragua Constituency
P.o Box 643-10205
MARAGUA

RE: VALUATION OF MAKUYU/KIMORORI/BLOCK 3/6327-6331

Our letter dated 15th January refers.

The valuation fee in respect of the above property is Kshs 10,000/= payable to Land registry cash office.

Kindly remit payment slip to the undersigned for release of valuation report.


JOY N.KARIMI
VALUATION OFFICER
MURANG'A

VALUATION OFFICER

VALUATION REPORT

**MAKUYU/KIMORORI/BLOCK 3/6327
MAKUYU/KIMORORI/BLOCK 3/6328
MAKUYU/KIMORORI/BLOCK 3/6329
MAKUYU/KIMORORI/BLOCK 3/6330
MAKUYU/KIMORORI/BLOCK 3/6331
MURANG'A COUNTY**

TERMS OF REFERENCE

We received instructions from **FUND ACCOUNT
MANAGER, MARAGUA CONSTITUENCY, P.O BOX 643-
10205 MARAGUA** to prepare an open market valuation of the
above properties.

The report and valuation is required for sale purposes.

We submit our report and valuation as follows:

LR MAKUYU/KIMORORI/BLOCK 3/6327-6331

REPORT AND VALUATION

L. R. NUMBER: MAKUYU/KIMORORI/BLOCK 3/6327-6331 (Subdivision of 2712)

DATE OF

INSPECTION: We inspected this property on 18th January,2021

SITUATION:

These are five (5) adjoining plots situated approximately two (2) kilometers north of Kenol-Thika highway, east of Kenol town and located next to Kamukuri primary school.
Access is via an earth road branching off the highway opposite St. Michael Girls school, Kimorori location, Murang'a County

TENURE:

Freehold titles registered in the name of POLARD INVESTMENTS COMPANY LIMITED

ENCUMBERANCES: NIL

AREA:

The plots measure as follows:
Makuyu/Kimorori/Block 3/6327: Approximately 0.026 of a hectare
Makuyu/Kimorori/Block 3/6328: Approximately 0.028 of a hectare
Makuyu/Kimorori/Block 3/6329: Approximately 0.022 of a hectare
Makuyu/Kimorori/Block 3/6330: Approximately 0.026 of a hectare
Makuyu/Kimorori/Block 3/6331: Approximately 0.027 of a hectare

SERVICES:

Mains electricity is within connection .Water connection is available though the piping has been destroyed by recent road constructions in the area.

Drainage is to pit latrine.

THE PLOTS:

These are rectangular shaped red soil plots. The plots slope gently eastwards from the main road of access. The plots are fenced in with barbed wire carried on timber posts .

An existing map for this area concurs with our field findings and we confirm that the plan is a true representation of actual location on the ground.

L.R. MAKUYU/KIMORORI/6327-6331

IMPROVEMENTS: The plots were vacant as at the time of inspection.

GENERAL REMARKS: The plots are conveniently located along the main road of access next to Kamukuri primary school.. Land prices in this region are moderately high.

VALUATION: Subject to our terms of reference and general remarks, we value the plots as follows:

Makuyu/kimorori/Block 3/6327: **Kshs 600,000/=**
(Kenya Shillings Six Hundred Thousand only)


Makuyu/Kimorori/Block 3/6328: **Kshs 600,000/=**
(Kenya Shillings Six Hundred Thousand only)

Makuyu/Kimorori/Block 3/6329: **Kshs 600,000/=**
(Kenya Shillings Six Hundred Thousand only)

Makuyu/Kimorori/Block 3/6330: **Kshs 600,000/=**
(Kenya Shillings Six Hundred Thousand only)

Makuyu/Kimorori/Block 3/6331: **Kshs 600,000/=**
(Kenya Shillings Six Hundred Thousand only)

DATED: 26TH January,2021


JOY.N.KARIMI
VALUATION OFFICER
MURANG'A COUNTY

CC: THE DIRECTOR, VALUATION
P.O BOX 30089
NAIROBI