



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

ARDHI HOUSE
1st NGONG AVENUE
OFF NGONG ROAD
P. O. Box 30450
NAIROBI

Our Ref.: VAL.852/XXI/23

March 22, 2023

Fund Account Manager,
NG-CDF Kieni Constituency,
NYERI

**RE: VALUATION UPON TITLE NOS. NAROMORU/KIAMATHAGE/BLOCK IV/196,
NYERI/WARZA/4130 & 4131.**

Reference is made to your email dated March 2, 2023 in regards to a request for valuation report on the above-mentioned titles.

We have now completed the valuation of the property and hereby forward the report as per your request upon payment on the fee scale.

A handwritten signature in blue ink, appearing to be 'Ohawa Charles', with a horizontal line underneath.

**Ohawa Charles
For: Director Land Valuation**



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Our Ref.: VAL 852/XXI/23

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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.

- 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 **John Muturi Macharia**.
- 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:

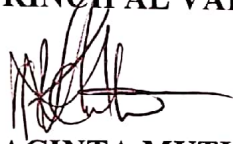
The property is situated within the outskirts of Naromoru area, Nyeri County. Its proximity to the proposed Kandara Arimi Primary School places it at an advantage to the expansion plans of the school.

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



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

CERTIFICATE OF OFFICIAL SEARCH

THE LAND REGISTRATION ACT
THE LAND REGISTRATION (GENERAL REGULATIONS) 2007

CERTIFICATE OF OFFICIAL SEARCH
TITLE NO. Naromoru / Kiamathage / Block IV / 196

SEARCH NO. 563 / 02 / 2023

On the 8th day of Mar 2023 the following

Were subsisting entries on the register of the above mentioned title:

Part A - Property Section (easements, etc.)

Nature of title None

Approximate area 0.1710 (only) (approximate area)

Part B - Proprietorship Section

Name and address of proprietor P. W. Manangal 328

Inhibitions, cautions and restrictions None

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

The following applications are pending

- (a) None
- (b) None
- (c) None
- (d) None

The following certified copies are attached as requested

- (a) None
- (b) None
- (c) None
- (d) None

Date 8th day Mar 2023

Seal

SIGNED by Registrar

Name:

P. W. Manangal 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