

MINISTRY OF LANDS AND PHYSICAL PLANNING



DISTRICT LANDS OFFICE
NYANDARUA COUNTY
P.O. BOX 820
NYANDARUA

REF: NYA/VAL/GEN/VOL.I/43

16th November 2020

**REPORT
AND
VALUATION
UPON LAND TITLE NO.
NYANDARUA/SILIBWET/4865**

TERMS OF REFERENCE

Following instructions received from the Fund Account Manager NG-CDF, Ol'Joro Orok Constituency vide his letter Ref.No. OJK/NG-CDF/LANDS OFFICE/2019/01 of 26th October, 2020 to carry out a valuation for purchase purposes on the above property we now present our report and valuation as hereunder:

Nyandarua/Silibwet/4865

DATE OF INSPECTION: The property was inspected on 4th November, 2020.

AREA: The property measures zero decimal seven eight three hectares (0.783ha.) i.e. one decimal nine, three five acres (1.935ha.) or thereabout.

SITUATION: The property is situated about 16km from Nyahururu-Gilgil highway branching off to the right from Nyahururu direction at the Equator and then westwards along a graveled road past Nganatha junction (G.P.S. - 0.06634, 36.27374).

REGISTERED PROPRIETOR: The freehold interest is registered under the name of **JAMES NDOHO KAMAU** as per the official search carried out on 20TH November, 2020.

ENCUMBRANCES: Nil.

THE LAND: Rectangular shapped, gently slopping in a southly direction with boundaries marked with barbed wire on fencing posts. The soils are red volcanic type.

DEVELOPMENTS: On the property stands several structures and timber off cuts fences and two (2No.) boreholes

Main house:

Construction:-

Roof: Double pitched timber trusses overlaid with G.C.I. sheets
Walls: Natural stone dressed and Keyed externally plastered and painted internally.
Floor: P.V.C. panels for the sitting room, cement screed for the remainder
Ceiling: Soft board panels.

Nyandarua/Silibwet/4865

Windows: Burglar proved metal sheet casings

Doors: External - Metal sheet (2No.)

Internal - T.n.G. timber

Accommodation:

- Sitting room
- Kitchen
- Corridor
- 1No. toilet (Asian type)
- Study room/store

P.A. = 80M²

External toilet/bathroom

Construction:

Walls: Natural stone dressed and keyed externally
Plastered and painted internally

Floor: Reinforced concrete slab with cement screed finish

Roof: Mono-pitched timber overlaid with G.C.I. sheets

Door: Timber TnG

P.A. = 3.74M²

Pit latrine

Construction:

Walls - off cut timber

Floor - Timber

Roof - Mono pitched timber trusses partially overlaid with G.C.I.
and nylon paper

Boreholes

No.1 - No housing

No.2 - With housing

External store:

Construction:

Roof: Double pitched timber trusses overlaid with G.C.I. sheets.

Door: Timber.

Walls: Plain iron sheet.

P.A. = 12.95M²

Fences:

About 300m of compound and paddock fencing

Nyandarua/Silibwet/4865

GENERAL REMARKS

The land is situated in an agriculturally productive zone with sufficient rainfall. Main economic activities include dairy cattle rearing and horticulture.

VALUATION:

Taking into account of the terms of reference and the general remarks, we value the freehold interest in Land Title

NYANDARUA/SILIBWET/4865 for purchase purpose as follows:-

Land	2,000,000/=	
Main house	<u>3,000,000/=</u>	
		5,000,000/=
<u>External toilet</u>		
(permanent)	200,000/=	
Pit latrine	70,000/=	
Borehole No.1	600,000/=	
Borehole No.2	400,000/=	
		<u>1,270,000/=</u>
		6,270,000/=
	Call	<u>6,250,000/=</u>

Call: Ksh.6,250,000/= (Words: SIX MILLION TWO HUNDRED AND FIFTY THOUSAND SHILLINGS)

SM
S.M. MUHORO
VALUER
NYANDARUA/SAMBURU COUNTIES

STEPHEN M. MUHORO
G.V.T VALUER, NYANDARUA
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P.O. Box 820, NYAHURURU

C.C.

The Director
Land Valuation
Ardhi House,
NAIROBI