



## MINISTRY OF LAND AND PHYSICAL PLANNING

Telegrams: "MINLANDS", Nairobi

Telephone: Nairobi 718050

When replying please quote

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

Our Ref.: VAL 852/XVI/26/65

31<sup>st</sup> July 2019

### REPORT AND VALUATION

UPON

AN AGRICULTURAL PROPERTY

ON

TITLE NO. OLOITOKTOK/ENDONETI/1238

OLOITOKTOK

KAJIADO COUNTY

#### TERMS OF REFERENCE;

We received instructions from the Fund Account Manager, Kajiado South Constituency vide the letter *KSNGCDF/Lands/003* dated **6<sup>th</sup> May 2019** 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

**LR. NUMBER:** TITLE NO. OLOITOKTOK/ENDONETI/1238, OLOITOKTOK - KAJIADO COUNTY.

**DATE OF INSPECTION:** The property was inspected for valuation purposes on 4<sup>th</sup> May 2018.

**LOCATION:** The property is located adjacent to Entonet Secondary School about 15 kilometres north west of Oloitoktok Town within Olchoro area.  
The general co-ordinates are: **2°54'15.2"S 37°25'39.0"E**.

**USER:** Agricultural User.

**TITLE DETAIL:**

- Registered** The title is registered in the name of **Saasa Masiaya**
- Owner:** **Katanki.**
- Area:** Approximately **2.59 Ha** (Read: Two Decimal Five Nine hectares) or **6.4 Ac** (Read: Six Decimal Four Acres)
- Tenure:** The property is held on a Freehold Interest

**ENCUMBRANCES:** Nil as at 12<sup>th</sup> June 2019.

**PLOT DESCRIPTIONS:** This is a regular shaped red volcanic soils parcel with a gentle westerly sloping terrain. The boundaries to the parcel were marked by corner survey beacons/open.

**SERVICES:** The immediate access road is marram surfaced road. Mains services such as water and electricity are available within the neighbourhood. Waste disposal is via pit latrines.

**IMPROVEMENTS:** The parcel was developed with temporary residential structures/homesteads as at the time of inspection. These have however been ignored by this valuation due to their temporary nature and being that they are not part of the purchase.

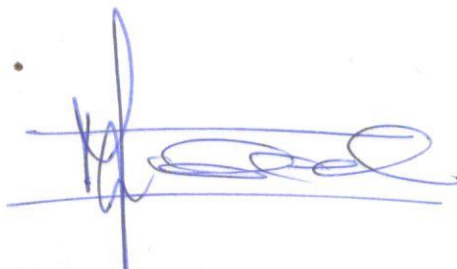
**REMARKS:**

Entonet Secondary School was noted to have a large student catchment area and has thus experienced increased number of admissions every year. This has occasioned the need for expansion by the school.

The subject parcel is strategically placed adjacent to the school and is likely to be satisfactory for the intended purpose.

**VALUATION:**

Taking into account all the relevant factors, remarks and our terms of reference, we value the unencumbered freehold interest in the property **TITLE NO. OLOITOKTOK/ENDONETI/1238** at a sum of **Kshs. 4,500,000.00 (Read: Kenya Shillings Four Million Five Hundred Thousand).**



**ONDITI B. M**  
**SENIOR VALUER**



**ODHIAMBO C. O.**  
**SENIOR VALUER**

PHOTOGRAPHS



Views of the parcel



Views of the property

**CERTIFICATE OF OFFICIAL SEARCH**

R.L. 27

REPUBLIC OF KENYA

THE LAND CONTROL ACT

No. 3 of 2012 (Section 108)

(Cap. 300) (Repealed)

**CERTIFICATE OF OFFICIAL SEARCH**

TITLE NO. LD/TOKITOKI ENDONET/1238 SEARCH NO. ....

On the 12<sup>TH</sup> day of JUNE 2019 the following

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

**PART A- PROPERTY SECTION (EASEMENT, ETC)**

Nature of Title: ABSOLUTE

Approximate area: TWO POINT FIVE NINE / 2.59 HA

**PART B- PROPRIETORSHIP SECTION**

Name and Address of the Proprietor:—

3 9-5-2019 SASA MASIYA KATAOKI

4 11 TITLE DEED ISSUED

Inhibitions, Cautions and Restriction:—

**PART C- ENCUMBRANCES SECTION (LEASE, CHARGE, ETC)**

The following applications are pending:

The certified copies requested are attached.

The minimum fee KSh. 500 (Five hundred only)

Date this 12<sup>TH</sup> day of JUNE 2019

Land Registrar

*P. K. Tomui* 250

To: THE LAND REGISTRAR.

..... District Land Registry,

P.O. Box: .....

KSh. .... attached hereto.

Signature of the applicant or his advocate

**TO BE SUBMITTED IN DUPLICATE**

GPk(L) 519-100m-12/2016



REPUBLIC OF KENYA

THE LAND REGISTRATION ACT

(No. 3 of 2012, section 108)

THE REGISTERED LAND ACT

(Chapter 300) (REPEALED)

# Title Deed

Title Number LOITOKITOK/ENDONET/1238

\* Approximate Area 2.59HA

Registry Map Sheet No. 16

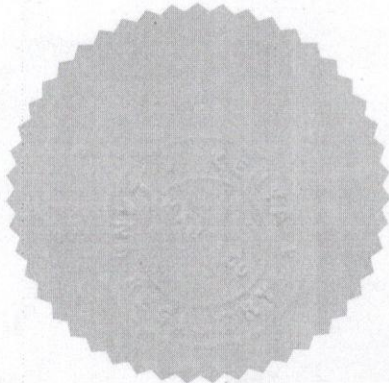
*This is to certify that* SAASA MASIAYA KATANKI

ID/6109645

is (are) now registered as the absolute proprietor(s) of the land comprised in the above-mentioned title, subject to the entries in the register relating to the land and to such of the overriding interests set out in section 28 of the Land Registration Act (No. 3 of 2012) as may for the time being subsist and affect the land.

GIVEN under my hand and the seal of the  
KAJIADO.....District Land Registry

this 9TH day of MAY, 20 19..



[Signature] \*311  
Registrar





ORTHOPHOTO EXTRACT



## COMPARABLE PROPERTIES ANALYSIS