

**REPUBLIC OF KENYA**  
**IN THE ENVIRONMENT AND LAND COURT AT NAIROBI**  
**ELCLMISC NO. E337 OF 2025**

**SMARTLIFE REAL ESTATE LIMITED.....1<sup>ST</sup>**  
**APPLICANT**

**MARY MUTHONI KAMAU.....2<sup>ND</sup>**  
**APPLICANT**

**VERSUS**

**THE CHIEF LAND REGISTRAR**  
**NAIROBI.....RESPONDENT**

**RULING**

1. When I retired to write the ruling in this matter, and upon carefully analyzing the pleadings herein, and reviewing the prayers sought, I found that this court lacks the territorial jurisdiction to deal with the matter at hand. The property which the applicant seeks to effect transfer is situate in Kiambu county. Within this county, there is ELC Thika Law Courts which has jurisdiction to properly adjudicate over this matter.

2. For that reason, I refrain from making a determination with regard to the notice of motion dated 30<sup>th</sup> October, 2025 and I direct the deputy registrar to transfer this file forthwith to the Thika ELC for hearing and determination on a priority basis.

It is so ordered.

**DATED, SIGNED & DELIVERED VIRTUALLY**  
**THIS 5<sup>TH</sup> DAY OF MARCH, 2026.**

**HON. MBOGO C.G.**

**JUDGE**  
**05/03/2026.**

***In the presence of:***

*Ms. Benson Agunga - Court assistant*

*Mr. A ngwenyi for the Applicants*

ORIGINAL