



**Karanja v Canaan Escada Limited (Environment and Land Miscellaneous Case E146 of 2024) [2025] KEELC 7745 (KLR) (11 November 2025) (Ruling)**

Neutral citation: [2025] KEELC 7745 (KLR)

**REPUBLIC OF KENYA  
IN THE ENVIRONMENT AND LAND COURT AT NAIROBI  
ENVIRONMENT AND LAND MISCELLANEOUS CASE E146 OF 2024  
CG MBOGO, J  
NOVEMBER 11, 2025**

**BETWEEN**

**JAMES MBUGUA KARANJA ..... APPLICANT**

**AND**

**CANAAN ESCADA LIMITED ..... RESPONDENT**

**RULING**

1. When I retired to write the ruling in respect of the notice of motion dated 15<sup>th</sup> August, 2024, and upon a careful perusal of the record herein, I noted the following:-
  - i. The dispute between the parties arises out of a sale agreement dated 21<sup>st</sup> July, 2022 for the sale and purchase of the property known as Nairobi Block 4/347 formerly known as LR. 1870/X/134.
  - ii. The purchase price of the suit property during the sale agreement was KShs.14,058,000/-.
2. Taking into consideration the value of the suit property, it is my finding that the dispute between the parties ought to be heard and determined by the Chief Magistrates court.
3. For this reason, this court cannot pronounce itself on the issue at hand. This file is hereby transferred to the Chief Magistrates ELC for hearing and determination on a priority basis.

Orders accordingly.

**DATED, SIGNED & DELIVERED VIRTUALLY THIS 11<sup>TH</sup> DAY OF NOVEMBER, 2025.**

**HON. MBOGO C.G.**

**JUDGE**

**11/11/2025.**



In the presence of:

Mr. Benson Agunga - Court assistant

Mr. Gitau for the Applicant

Ms. Faith Cherop holding brief for Mr. Mosota for the Respondent

