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KANISA HOUSING CO-OPERATIVE SOCIETY [KHCS] EDEN FARM PROJECT - NDALANI LAND PROJECT ANNOUNCEMENT

Friday 11th December, 2015.

Dear Members,

We hope you are all well.

The KHCS Management is pleased to announce the launching of the **EDEN FARM PROJECT – NDALANI.**

The project is farming land within Machakos County, within the Ndalani Settlement Scheme. It is located about 4 Kilometres from the Thika – Garisa Road; and is easily accessible via a well-maintained all-weather road. The land is very arable and can be used for farming.

To immediately use the property for farming, water will be piped from the canal in the scheme to the land. The cost of installing water to the project will be shared amongst project investors.

EDEN FARM PROJECT: DETAILS AND PRICING

The sizes of all the plots in this project will be half (1/2) of an acre in size and there will be a total of **Forty (40)** plots available for sale.

In our tradition of offering land investment opportunities at great value to our members, KHCS will be offering these plots to its **fully paid up members** at the discounted price of **Four Hundred and Twenty Five Thousand Kenya Shillings (KES 425,000/=)** per plot. KHCS **non-members** (individuals who are not currently members of KHCS as at the date of this announcement) will purchase these plots at a price of **Five Hundred Thousand Kenya Shillings (KES 500,000/=)** per plot.

The cost of piping water to the farm will be **Ninety Thousand Shillings (KES 90,000/=)** per plot.

Cash buyers will be awarded a **Twenty Five Thousand Kenya Shillings (KES. 25,000/=)** discount on the member and non-member prices indicated above. To qualify for this discount, full payment must be made within 30 days of registering for the project.

The purchase of these plots will be subject to the following terms and conditions:

1. Investors interested in purchasing a plot in this project will be required to pay a non-refundable project registration fee of **Two Thousand Five Hundred Kenya Shillings (KES 2,500/=)** per plot.

2. Investors will be required to present proof of payment (*i.e. the original bank deposit slip or M-Pesa SMS Confirmation*), fill out a project registration form (attached) and also submit the following items together with your registration form:
 - a. Two (2) passport size photographs.
 - b. A copy of your national ID or passport.
 - c. A copy of your PIN certificate.
3. Investors will be required to pay a minimum initial deposit of **Fifty Thousand Kenya Shillings (KES 50,000/=)** per plot purchased within **Twenty One (21)** days of payment of the Registration Fees.
4. Investors will be expected to pay the remaining balance (**inclusive of the Water Project Fees**) within **Twelve (12) Months** of the date of payment of the Registration Fee. Thus, investors should attempt to pay
 - a. **One Hundred and Twenty Thousand Kenya Shillings (KES. 120,000/=)** per plot by the end of the **Third (3rd) month**.
 - b. A further **One Hundred and Twenty Thousand Kenya Shillings (KES. 120,000/=)** per plot by the end of the **Sixth(6th)month**,
 - c. A further **One Hundred and Twenty Thousand Kenya Shillings (KES. 120,000/=)** per plot by the end of the **Ninth (9th)month**,
 - d. The balance of **One Hundred and Five Thousand Kenya Shillings (KES 105,000/=)** (**KHCS Members**) or **One Hundred and Eighty Thousand Kenya Shillings (KES 180,000/=)**(**Non-Members**) per plot by the end of the **Twelfth (12th)month**.
5. All payments to this project should be done through the KHCS Bank Account or through the KHCS M-Pesa facility indicated below.

Bank Details

<u>Account Name</u>	<u>Account Number</u>	<u>Bank Name</u>	<u>Bank Name</u>	<u>Branch</u>
Kanisa Housing Co-operative Society	011 201 521 00300	Co-operative Bank	Westlands	

M-Pesa Details

<u>Pay Bill Number:</u>	818550
<u>Account Number:</u>	Your KHCS Number (KHCS members) or ID number (Non-Members)

6. Members are free to utilize their existing deposits to make payments for the project.
7. Any project payment amounts which shall remain outstanding after the expiration of the payment deadlines set above will attract an interest penalty at the rate of one percent (1%) per month.
8. Dormant KHCS members (members who have not paid their monthly instalments for a period of three consecutive months) will **not be eligible** to purchase these plots at the discounted member price.

9. KHCS members and non-members with outstanding project balances and whose payment deadlines have lapsed will not be eligible to buy plots in this project.
10. In all payments made to the KHCS bank account, the original deposit slips will have to be presented to the KHCS office for receipts to be issued. KHCS will also accept scanned copies of bank deposit slips and will only issue receipts upon presentation of the original deposit slip at the KHCS office.
11. In the event that there is an over-subscription of the plots available, KHCS reserves the right to allocate each individual one plot each so as to ensure fairness. If this happens, individuals who had paid for more than one plot will receive a full refund of the extra payments, including the project registration fee, within fourteen (14) days of such notification.

Please note that failure to abide by these terms and conditions may result in the cancellation of your project registration by KHCS and a full refund of all the monies (except registration fees) paid to KHCS towards the purchase of the plots in this project after a period of sixty (60) days from the date of this cancellation.

The KHCS Management thanks you all for your continued support.

With Co-operative Regards,

MARK M. KIAMBO
SECRETARY