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KANISA HOUSING CO-OPERATIVE SOCIETY [KHCS]
LAND PROJECT ANNOUNCEMENT: WEMA GARDENS PHASE II – JUJA FARM

Tuesday 19th September, 2016.

Dear Members,

We hope you are all well.

The KHCS Management is pleased to announce the launching of the **WEMA GARDENS PROJECT PHASE II – JUJA FARM.**

This project is located about 5 kilometres from Juja Farm Town. It lies less than one kilometre from the location of the proposed Greater Eastern Bypass, which will run from Athi-River interchange to Garissa Road. This project has a feasibility of a steep increase in value once the Greater Eastern Bypass project commences.

KHCS will be offering the following amenities to the investors who purchase plots in this project:

- a) The outer perimeter of the entire project land will be fenced.
- b) Title deeds will be processed in the name of the investor

WEMA GARDENS PROJECT PHASE II: DETAILS AND PRICING

The sizes of all the plots in this project will be one eighth (1/8) of an acre in size and there will be a total of **Twenty Six (26)** plots available.

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 Thousand Kenya Shillings (KES 420,000/=)** per plot. KHCS **non-members** will purchase these plots at a price of **Four Hundred and Seventy Thousand Kenya Shillings (KES 470,000/=)** per plot.

Cash buyers will be awarded a **Fifteen Thousand Kenya Shillings (KES. 15,000/=)** 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 and a mandatory payment of the project price of at least **Ten Thousand Kenya Shillings (KES 10,000/=)** per plot for a parcel to be considered booked.

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 further minimum deposit of **One Hundred and Sixty Thousand Kenya Shillings (KES 160,000/=)** per plot purchased within **Thirty (30)** days of payment of the Registration Fees.

4. Investors will be expected to pay the remaining balance within **Three (3) Months** of the date of payment of the Registration Fee. Thus, investors should pay
 - a. **One Hundred and Twenty Five Thousand Kenya Shillings (KES. 125,000/=)** per plot purchased by the end of the **Second (2nd) month**.
 - b. The balance of **One Hundred and Twenty Five Thousand Kenya Shillings (KES 125,000/=) (KHCS Members)** or **One Hundred and Seventy Five Thousand Kenya Shillings (KES 175,000/=) (Non-Members)** per plot purchased by the end of the **Third (3rd) 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 Branch Name</u>
Kanisa Housing Co-operative Society	011 201 521 00300	Co-operative Bank	Westlands

M-Pesa Details

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

6. If the first instalment is not paid up in full within the stipulated period, the management of KHCS reserves the right to repossess the plot and offer it for sale to interested investors. Should such eventuality occur, the management of KHCS will inform the investor after such repossession has been effected. If the investor wishes to retain the repossessed plot, he/she will be required to pay afresh, a project registration fee and meet the conditions as stipulated in clause 3 and 4 above.

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. A non-member, who fills in the Society's membership application forms, is admitted to membership and fully pays the minimum share capital will be eligible to purchase plots at the discounted member prices.

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 further confirmation of the payments with the bank.
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.
12. A project investor who wishes to withdraw from a project before its completion (i.e. before the Title deeds are processed) will be refunded up to 90% of monies paid towards purchase of plots in this project; based on the relative progress of the project. Such refunds will be paid by cheque after a period of sixty (60) days from the date of request to withdraw.

Please note that failure to abide by these terms and conditions may result in the cancellation of your project registration by KHCS and up to 90% refund of all the monies paid to KHCS towards the purchase of the plots in this project made after the respective plot(s) have been sold.

The KHCS Management thanks you all for your continued support.

With Co-operative Regards,

MARK M. KIAMBO

HONORARY SECRETARY