

Date: ..... REF No..... Introduced By: .....

**RE: SALE OF LAND, KAJIADO TOWN PROPOSED SUB-DIVISION – KITENGELA MILIMANI PHASE III**

We are pleased to make you an offer on the above parcel subject to the following terms and conditions

**Vendor** Kimisitu Investment Co Ltd,  
P.O. Box 37159 – 00200, NAIROBI

1. **Property** 7 Acres subdivided into approximately 1/8 acres (50ftx100ft)

2. **Purchaser Personal Details (\* must be filled)**

Name: \*.....

Address\*.....

Email address\*.....

Phone number\*.....

Number of Plots to be purchased\*..... Plot no. (s).....

3. **Next of Kin** Name: ..... Relationship .....

I.D Number.....Phone Number: .....

Email: .....Physical Address .....

4. **Payment Plan by:** – Booking fee per plot Kshs. 15,000 (Will be treated as part of the plot deposit)

(a) **Option A (Cash)**

Tick One	Cash Price	Category
	Kshs. 650,000	KICL Shareholder
	Kshs. 670,000	Kimisitu Sacco Members
	Kshs. 690,000	General Public

(b) **Option B (6 months Instalments)**

Tick One	Price	Deposit	Monthly Instalment	Category
	Kshs. 660,000	Kshs. 240,000	Kshs. 70,000	KICL Shareholder
	Kshs. 680,000	Kshs. 260,000	Kshs. 70,000	Kimisitu Sacco Members
	Kshs. 700,000	Kshs. 280,000	Kshs. 70,000	General Public

(c) **Option C (10 months Instalments)**

Tick One	Price	Deposit	10 monthly	Category
	Kshs. 690,000	Kshs.240,000	Kshs. 45,000	KICL Shareholder
	Kshs. 710,000	Kshs.260,000	Kshs. 45,000	Kimisitu Sacco Members
	Kshs. 730,000	Kshs.280,000	Kshs. 45,000	General Public

5. In case of default of any one instalment at due date, Kimisitu Investment Co Ltd will be at liberty to resell the parcel to another person without any reference or notice to the purchaser and subsequently refund the deposit paid without any interest less the administrative fees of Kshs 15,000 and/or charge a penalty of 3% per month on outstanding amount payable.



6. **Cancellation of Purchase:** In the event that you should choose to terminate the transaction in the first month, Kimisitu Investment Co. Ltd shall charge a cancellation fee of **Kshs. 15,000** on the refund to cater for administrative costs. Cancellation beyond one month, especially when one has defaulted on monthly instalments will attract a higher penalty as per clause no. 6 in addition to the cancellation fee of **Kshs. 15,000** which may lead to one forfeiting the deposit paid or getting a replacement buyer of the plot.

7. **Payments Details:**

Bank : **KENYA COMERCIAL BANK**  
Account Name: **KIMISITU INVESTMENT CO LTD**  
Account no . : **1121870538**  
Branch: **Moi Avenue**

**OR**

**MPESA PAYBILL NO. 544890 – Account name – KITMILIMANI3**

**\*Ensure to indicate your full names and contact behind the bank slip/bankers cheque**

9. **Allocation** – Kindly note that plot allocation can only be done once full payment is made.

Attach the following documents for each Plot applied fo r as you return your letter of offer.

- Copy of national identity card/passport,
- Copy of P.I.N. certificate,
- Three recent coloured passport photos

Kindly confirm your acceptance of this offer by signing this letter of offer in duplicate and returning the same to us.

I, .....Of ID No. .... confirm my acceptance of the above terms and conditions.

Signed.....Date: .....

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*(For Official Use Only)*

Initial Deposit Paid On.....Receipt No.....

Instalments	Paid on(Date)	Receipts no.	Amount in Kshs
1			
2			
3			
4			
5			
6			

No of plots Allotted.....Plot No(s) .....

Signing of Transfer Docs ..... Date.....

**Checked by: Name..... Signed.....Date.....**

**Approved by: Name..... Signed.....Date.....**