

PANGANI ESTATE AFFORDABLE HOUSING PROJECT.



PROJECT BRIEF.

Pangani Estate is an upcoming integrated mixed-use multi-storey Development nestled in the heart of Nairobi's Starehe division, along Ring Road Ngara and in the vicinity of Thika super highway. The development will be amongst the first projects aligned with the Nairobi County and National Governments' agenda four pillar on affordable housing.

The project is a partnership between the Nairobi City County Government and Urban Housing Renewal LLP on a joint venture basis to develop 1500 residential units of various typologies.

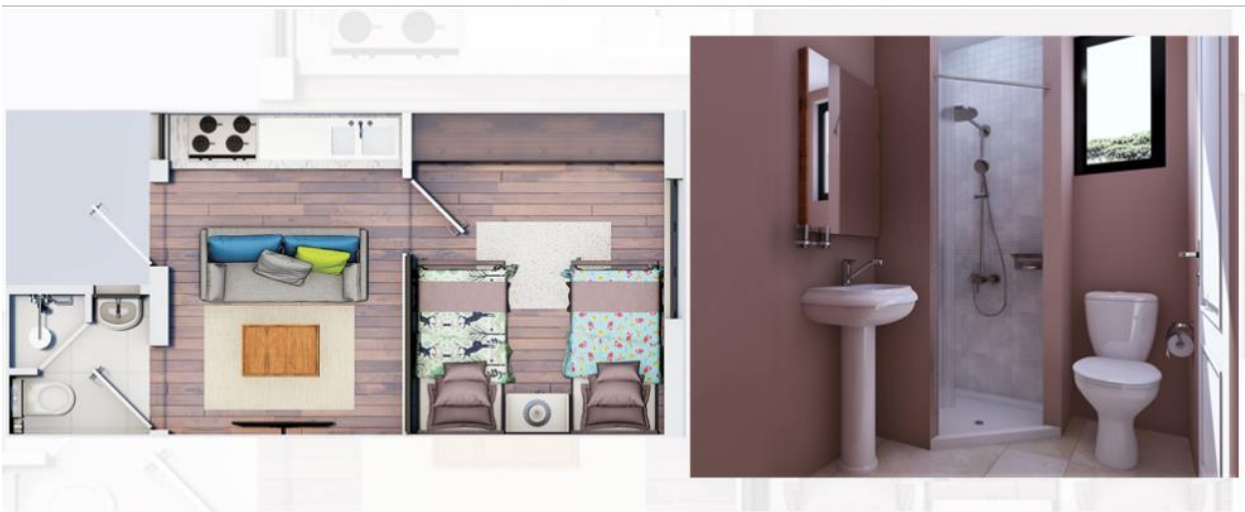
Stima Investment Co-operative Society Ltd was contracted as the lead selling agent for the units.

This project targets the middle and lower middle class population of the society and on completion, it will boast contemporary social, lifestyle and security amenities.

The following tables forms the two types of the housing units with their respective eligibility criteria;

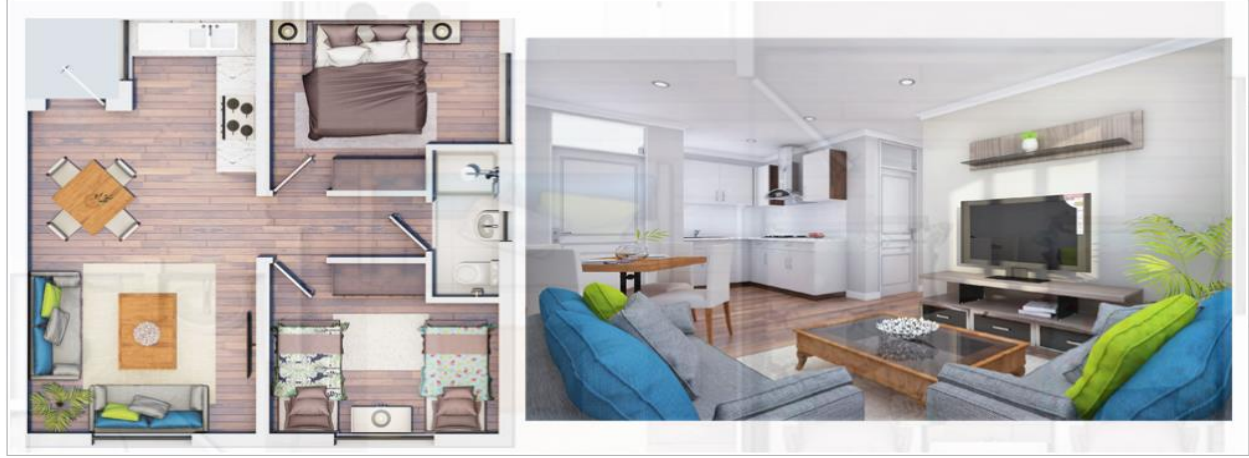
a. Affordable Social units

1 Bedroom Social House: 25 SQM (KShs. 1,000,000/-)

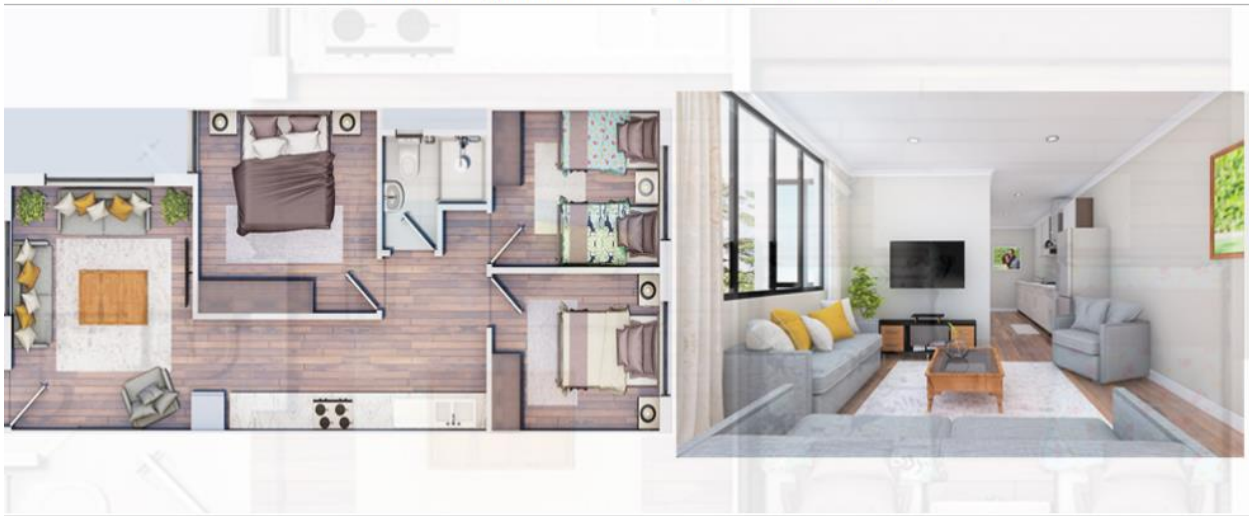


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2 Bedroom Social House: 50 SQM (KShs. 2,500,000/-)



3 Bedroom Apartment: 60 SQM (KShs. 3,000,000/-)



Summary of type units.

Description	Price(Ksh)
1 Bedroom	1,000,000
2 Bedroom Deluxe	2,500,000
2 Bedroom apartment	2,500,000
3 Bedroom apartment	3,000,000

Table 1

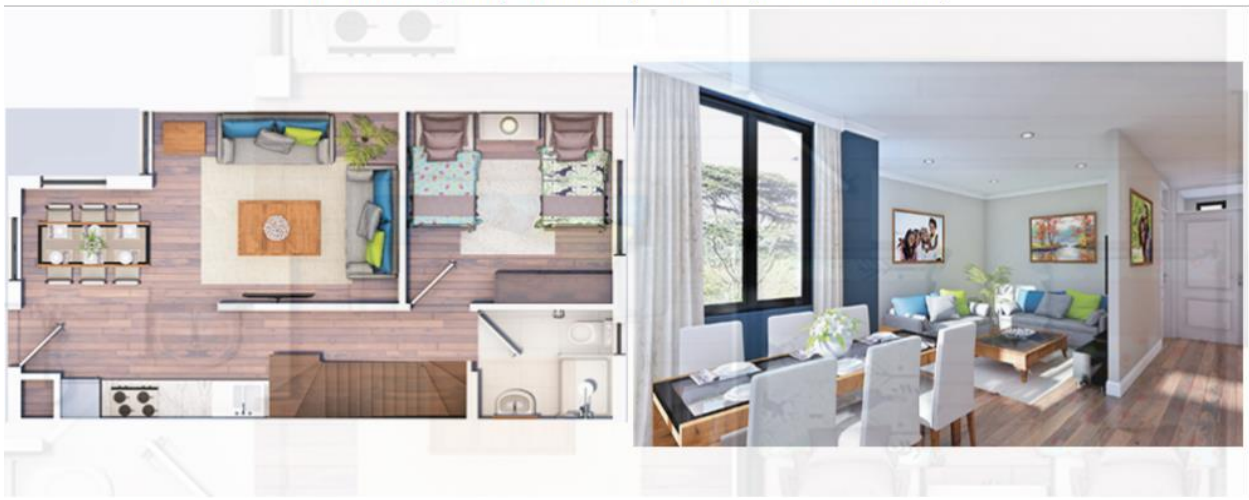
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Purchasers of Affordable social units in table 1 above will be subjected to the following eligibility criteria;

- I. All prospective buyers must be fully paid up members of Stima Investment Co- operative Society. Membership to the society is open to the general public.
- II. Every purchaser shall be a person whose basic salary is equal to or less than Kshs 100,000 per month.
- III. Every purchaser shall not be allowed to transfer the house within the first Eight years from date of purchase or date of execution of the sale Agreement.
- IV. Every Purchaser is entitled to purchase only one unit under the affordable Housing Program within Nairobi.
- V. No household shall be allowed to purchase more than one unit under the affordable housing program within Nairobi County.
- VI. All first time home owners under the Nairobi County affordable housing program shall be exempted from payment of Stamp Duty.
- VII. Allocation of the housing units is on first come first serve basis.
- VIII. Every purchaser is required to submit certified copies of the following documents;
 - a. National Identity Card
 - b. KRA PIN Certificate
 - c. Six Months Certified Payslips
 - d. KRA P9 Certificate

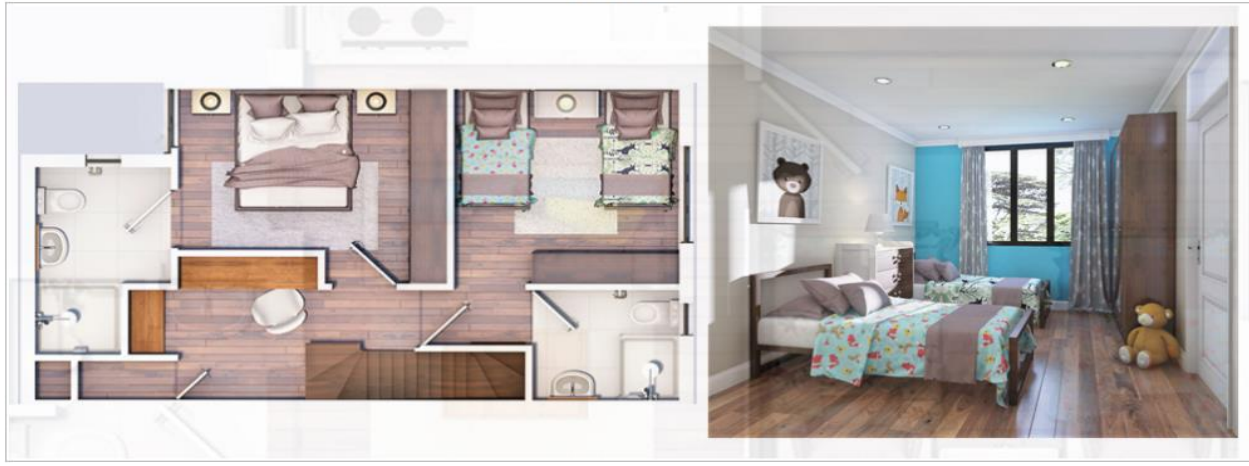
b. Affordable premium units

3 Bedroom Duplex (Lower Floor) : 90 SQM (KShs. 7,500,000/-)



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Upper Floor



Description	Price Ksh
3 Bedroom Duplex	7,500,000

Table 2

Purchasers of Affordable premium units in table 2 above will be subjected to the following eligibility criteria;

- I. All prospective buyers must be fully paid up members of Stima Investment Co- operative Society. Membership to the society is open to the general public
- II. Allocation of the housing units is on first come first serve basis.
- III. Every purchaser is required to submit certified copies of the following documents;
 - a. National Identity Card
 - b. KRA PIN Certificate
 - c. KRA P9 Certificate

Individuals, business people, groups, companies and entities that do not qualify for units in (A) above are eligible to participate in (B) units.

The social and common facilities that will be incorporated in the project include;

- Ample Parking
- Power Connection
- Water Connections
- Children's playing ground
- Beautifully landscaped gardens
- Perimeter wall
- Paved walk ways and access roads

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- Manned gate
- High speed elevators
- Commercial center.

Other project information notes

- I. Booking is now open and buyers eligibility vetting is ongoing
- II. Construction Period is estimated at **36 Months from commencement date**
- III. Purchasers and prospective purchasers are advised NOT TO MAKE ANY PAYMENTS TO THE SOCIETY, DEVELOPER OR ANY OTHER PARTY until the evaluation criteria is completed and offer letter is issued to them.
- IV. The proposed payment plan will be 40% down payment upon signing of offer letter and the balance purchase price to be paid as detailed in the sales agreement.

Prospective buyers are invited to express interest through the contacts below or visit our offices.

Stima Investment Co-operative Society Ltd

Stima Investment Plaza 1, 5th Floor, Mushembi Road, Parklands

Cell Phones: + 254 709 495 128; 254 731 298 917; 254 722 281 901

E-mail: sales@stimainvestment.co.ke

Website: www.stimainvestment.co.ke

*Disclaimer:
Joining Stima Investment Society as a new member does not necessarily guarantee one to automatically qualify for a unit.*