



NASIDAI

Additional Information

Location

Nasidai is a gated schemes in Lavington, located within the tranquil Kaputei Gardens Estate, accessed from Othaya Road.

Site Layout

There are a total of 8 houses on a 0.76 acre plot, each spanning approximately 3,940 sq.ft

Launch Prices and payment terms

Price (Kshs)	Payment plan
68,500,000	20% deposit, 70% spread over construction period, 10% on completion

Refunds incase of cancellation

All amounts paid can be refunded in full if cancellation is before signing of the sale agreement. All such refunds should be requested in writing and shall be issued in the purchaser name(s) stated on the letter of offer regardless of the source of funds.

Other Costs

Stamp duty	4% of purchase price or government valuation (whichever is higher)
Legal Fees & Registration costs	Approx. 1.5% to 2% of the purchase price plus V.A.T (this fee is paid to the developer's lawyers for preparation and registration of the legal documentation for the development, and is separate from any fees payable to a lawyer you may appoint to act on your own behalf)
Management Co. reserve fund	Kshs 100,000/=
Service charge deposit	Kshs 75,000/=
Advance service charge	Kshs 75,000/=
Utility deposit	Kshs 15,000/=

Service Charge

The service charge is estimated at Kshs 25,000 per month

Construction Commencement & Completion

Construction is expected to commence by End of the first quarter of 2017, with an estimated construction period of 18 months.

Title

The development sits on Land Reference Number 3734/373. The Vendor shall grant and the Purchaser shall take up a Sublease of the Unit for the unexpired residue of the term reserved in the Certificate of Lease issued to the Vendor.