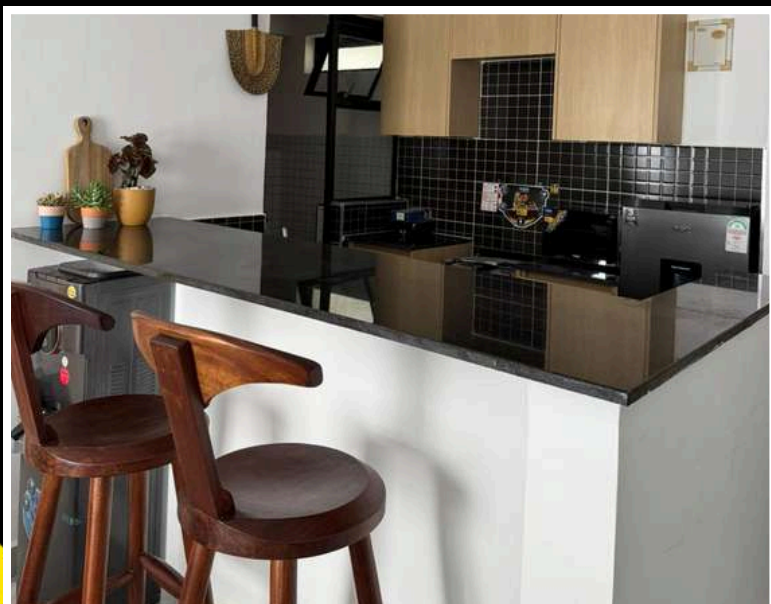




127
KAYA

PHASE 1 - Post Construction
September 2026
NEWSLETTER





KAYA Phase I Overview

127 KAYA PHASE 1 POST CONSTRUCTION UPDATES

Finishes	Status (Comments)	Completion %	Completion Date
Lift Installation	Government Inspector Approved Use of Lift	100%	Completed & Functioning
Back-Up Generator & CCTV Installation	Generator Enroute from China CCTV Installation Complete KPLC Transformer - pending construction by KPLC	80%	Completed & Functioning

Sectional Titles Update	Explanation	Completion %	Target Completion Date
Geo-Referencing of the Property	A licensed surveyor geo-references the property to confirm its exact location, boundaries, and relationship to the registered parcel.	100%	Commenced
Preparation of the Sectional Plan	The surveyor prepares the sectional plan showing each unit, unit number, approximate floor area, common areas, parking areas where applicable, and shared facilities. Sectional plans must be geo-referenced and signed by the proprietor and sealed by the Director of Surveys	100%	Completed
County Review / Confirmation	The sectional plan is checked against the approved architectural and building plans to confirm that the units match what was approved and constructed.	20%	August - 2026
Payment of Section Titles Disbursement by Clients	Clients pay the disbursements under the First Schedule	0%	October - 2026
Submission to the Land Registry / Ministry of Lands	The sectional plan and supporting documents are submitted to the Land Registry. The application is accompanied by the original title or lease and an application to register the owners' corporation.	0%	November -2026
Submission to Survey of Kenya	The sectional plan is submitted to the Survey of Kenya for verification, authentication, and approval.	0%	January 2027
Registration of the Sectional Plan	The Land Registrar registers the sectional plan. At this stage, the mother title is closed and separate unit registers are opened for each apartment/unit	0%	February - 2027
Formation of the Owners' Corporation	An owners' corporation is registered to manage the common areas, service charge, shared facilities, insurance, repairs, and general estate management.	0%	February - 2027
Issuance of Individual Sectional Titles	Each unit is issued with its own certificate of title or certificate of lease, depending on whether the underlying land is freehold or leasehold.	0%	March - 2027
Transfer to Individual Purchasers	Once individual sectional titles are issued, each unit can be transferred to its respective buyer/investor. Buyers may be required to provide KRA PIN, ID/passport details, passport photos, and Ardhisasa details where applicable to pay STAMP DUTY for the unit	0%	March - 2027

Next Steps: To date 52 units have been occupied with tenants. 59 units are being managed by BrownCap



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