**RE: LETTER OF OFFER TO BUY PLOT TITLE NO KOMAHILLS LR/……. PLOTS OF 1/8 AN ACRE EACH.**

Vendor Name; Mbui World Land Limited,

P.O. Box 4655-00506,

Nairobi.

Purchaser’s Details (\* must be filled)

 Name\*………………………………………………………………………………………………….

 Address\*……………………………………………………………………………………………………...

 Email address\*……………………………………………………………………… ……………………….

Phone Number\*……………………………………………………………………………………………….

Number of Plot(s) to be purchased\*……………………Plot No.(s)…………………………………………

Title to be transferred to:

Name: ……………………………………….ID/Passport No: ………………KRA PIN :… … ..……………...

Email Address: ……………………………………………………………… Phone No: . ...………………………..

**Payment Offer Price**

 The plot is offered at a purchase price of Kenya shillings nine hundred thousand only (shs 900,000.00/=)

 Also have a payment plan as follows;

|  |  |  |  |
| --- | --- | --- | --- |
| Payment Plan Option | Price | Deposit | Tick Option |
| Cash Option | Kshs. 900,000.00 |  |  |
| 6 Months Instalments | Kshs 980,000.00 | Kshs 294,000.00 |  |
| 12 Months Instalments | Kshs 1,020,000.00 | Kshs 204,000.00 |  |

 All payments should be made to the below bank account or the pay bill No.

 **Bank Details:**

|  |  |
| --- | --- |
| Account Name | MBUI WORLD LAND LIMITED |
| Bank Name | KCB Bank |
| Account Number | 1304020665 |
| Branch | Langata |

**M-pesa Payment Details:**

|  |  |
| --- | --- |
| Pay-bill No. | 6739304 |
| Account Name | PLOT NUMBER |
| M-PESA Name | MBUI WORLD LAND LIMITED |
|  |  |

**4. Default/Termination/Cancellation of Purchase**

 In case of default of at most three (3) instalments the vendor will be at liberty to terminate the offer and put up the plot as for sale without any reference or notice to the purchaser and subsequently the vendor will deduct amount equivalent to 10% of the full price less the damages for breach of the purchaser obligation. The vendor will refund excess amount less the expenses incurred by vendor in pursuant of the offer letter ie administrative fee

**5.Assigment/Occupation**

The purchaser shall not be entitled to assign the purchaser rights, interest &obligations accruing from this offer, the purchaser can only occupy/assign the plot after full payment.

**6.Tenure**: Freehold

**7. Sale Agreement**

The parties will enter into a formal agreement for sale which will incorporate the law society of Kenya conditions of sale (2015 edition) in so far as the same are applicable & not inconsistent with this offer. The Said agreement shall be prepared by the vendors advocates in standard form in respect of all plots in development. The agreement for sale shall be executed by the purchases within 14 days of purchase receiving the agreement for sale from the vendor’s advocate.

**8. Validity**

The offer letter will be valid for five (5) days from the date hereof, after which the offer will be deemed to have lapsed & automatically become invalid & the vendor shall be at liberty to sell the plot to another party.

Document required

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

* Copy of national identity card/passport,
* Copy of P.I.N. certificate,
* Recent 4 colored 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 |  |  |  |
| 7 |  |  |  |
| 8 |  |  |  |
| 9 |  |  |  |
| 10 |  |  |  |

Created by: Name…………………………………………….Signed……………………….Date………………………

Approved by: Name……………………………………………Signed ………………………. Date………………………