

July 2026 BrownCap Developers Newsletter



Your guide to our
completed projects



COMPLETED. TRUSTED. BUILT TO LAST.

Completed



127 Imela



127 KAYA Phase 1

Ongoing



127 Rosebank



127 KAYA Phase 2



2
Completed
Projects



200+
Homes
Delivered



Built on Quality,
Integrity & Trust

Thank you for being part of our journey.

127 KAYA 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%	Both on site and commissioning to be done on 10th August 2026

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%	September - 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.	100%	November -2026
Submission to Survey of Kenya	The sectional plan is submitted to the Survey of Kenya for verification, authentication, and approval.	100%	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	100%	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.	100%	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.	100%	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	1%	March - 2027

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

127 IMELA SECTIONAL TITLES UPDATE

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%	Completed
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%	This has been stuck at Nairobi County for the past 7 months. We are hoping to unlock the stale mate soon October - 2026 December -2026 February 2027 March - 2027 March - 2027 April - 2027 April - 2027
Payment of Section Titles Disbursement by Clients	Clients pay the disbursements under the First Schedule	0%	
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%	
Submission to Survey of Kenya	The sectional plan is submitted to the Survey of Kenya for verification, authentication, and approval.	0%	
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%	
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%	
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%	
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%	

Next Steps: 127 IMELA IS FULLY OCCUPIED WITH A WAITING LIST OF TENANTS



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