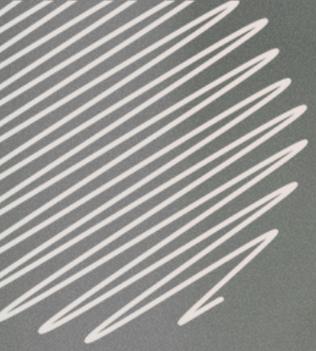




BrownCap Developers

Newsletter

July 2025



Secure your dream home by **Brown Cap Developers** by completing your July installment.





127
KAYA



Progress

Update

JULY PROGRESS



JUNE PROGRESS



CONSTRUCTION SCHEDULE

| CONSTRUCTION APPROVALS | DUE DATE | END DATE |
|---|------------------|------------------|
| Renewal of Change of User | 05 Mar 24 | Completed |
| Kiambu Construction Approvals (Design + Structural) | 10 Mar 24 | Approvals paid |
| NEMA Approvals | 14 Feb 24 | Completed |
| NCA Approvals | 15 Mar 24 | Completed |
| Land-Transfer to JVCO | 27 Mar 24 | Completed |
| MOBILIZATION | 16 Apr 24 | Completed |
| SITE CLEARANCE | 27 Apr 24 | Completed |
| SETTING OUT | START DATE | END DATE |
| Excavation, trimming & levelling | 09 May 24 | Completed |
| Setting out for blinding | 16 May 24 | Completed |
| Blinding | 22 May 24 | Completed |
| Form work to bases | 02 Jun 24 | Completed |
| Steel fixing to bases and strip | 04 Jun 24 | Completed |
| Casting bases | 15 Jun 24 | Completed |
| Foundation columns and walling | 24 Jun 24 | Completed |
| Backfilling and compaction | 05 Jul 24 | Completed |
| Handpacking hardcore, BRC, Treatment | 16 Jul 24 | Completed |
| Plumbing & electrical services | 27 Jul 24 | Completed |
| Ground floor slab casting | 05 Aug 24 | Completed |
| GROUND FLOOR | START DATE | END DATE |
| Superstructure masonry walling ground floor | 20 Aug 24 | Completed |
| Formwork to 1st floor slab | 28 Aug 24 | Completed |
| Steel fixing to 1st floor slab | 05 Sep 24 | Completed |
| Plumbing & electrical services | 13 Sep 24 | Completed |
| Casting 1st slab | 18 Sep 24 | Completed |

CONSTRUCTION SCHEDULE

| FIRST FLOOR | START DATE | END DATE |
|--------------------------------|------------|-----------|
| Masonry walling to 2nd floor | 25 Sep 24 | Completed |
| Formwork to 2nd floor slab | 03 Oct 24 | Completed |
| Steel fixing to 2nd floor slab | 11 Oct 24 | Completed |
| Plumbing & electrical services | 19 Oct 24 | Completed |
| Casting 2nd floor slab | 24 Oct 24 | Completed |
| SECOND FLOOR | START DATE | END DATE |
| Masonry walling to 3rd floor | 31 Oct 24 | Completed |
| Formwork to 3rd floor slab | 08 Nov 24 | Completed |
| Steel fixing to 3rd floor slab | 16 Nov 24 | Completed |
| Plumbing & electrical services | 24 Nov 24 | Completed |
| Casting 3rd floor slab | 29 Nov 24 | Completed |
| THIRD FLOOR | START DATE | END DATE |
| Masonry walling to 4th floor | 06 Dec 24 | Completed |
| Formwork to 4th floor slab | 14 Dec 24 | Completed |
| Steel fixing to 4th floor slab | 22 Dec 24 | Completed |
| Plumbing & electrical services | 30 Dec 24 | Completed |
| Casting 4th floor slab | 04 Jan 25 | Completed |
| FOURTH FLOOR | START DATE | END DATE |
| Masonry walling to 5th floor | 11 Jan 25 | Completed |
| Formwork to 5th floor slab | 19 Jan 25 | Completed |
| Steel fixing to 5th floor slab | 27 Jan 25 | Completed |
| Plumbing & electrical services | 04 Feb 25 | Completed |
| Casting 5th floor slab | 09 Feb 25 | Completed |

CONSTRUCTION SCHEDULE

| FIFTH FLOOR | START DATE | END DATE |
|-------------------------------------|------------|-----------|
| Masonry walling to 5th floor | 16 Feb 25 | Completed |
| Formwork to 5th floor slab | 24 Feb 25 | Completed |
| Steel fixing to 5th floor slab | 04 Mar 25 | Completed |
| Plumbing & electrical services | 12 Mar 25 | Completed |
| Casting 5th floor slab | 17 Mar 25 | Completed |
| SIXTH & SEVENTH FLOOR | START DATE | END DATE |
| Masonry walling to 6th floor | 24 Mar 25 | Completed |
| Formwork to 6th floor slab | 01 Apr 25 | Completed |
| Steel fixing to 6th floor slab | 09 Apr 25 | Completed |
| Plumbing & electrical services | 17 Apr 25 | Completed |
| Casting 7th floor slab | 22 Apr 25 | Completed |
| FINISHES | START DATE | END DATE |
| Window fabrication and installation | 09 Feb 25 | Completed |
| Fixing Timber Door frames | 02 Mar 25 | Completed |
| Internal plaster | 17 Mar 25 | Completed |
| Internal Floor screed | 18 May 25 | Completed |
| External plaster | 02 Jun 25 | Completed |
| Internal Skimming & undercoats | 18 Jun 25 | Completed |
| External undercoats | 04 Jul 25 | Completed |
| Floor tiling and wet areas | 26 Jul 25 | Ongoing |
| Fixing timber doors | 26 Aug 25 | Ongoing |
| Fixing Wardrobes & cabinets | 06 Sep 25 | Scheduled |
| Plumbing & electrical fittings | 06 Sep 25 | Completed |
| Plumbing & Drainage | 06 Sep 25 | Completed |
| Door polishing | 28 Sep 25 | Scheduled |
| Internal final coats & touchups | 28 Sep 25 | Scheduled |
| External final coats & finishes | 19 Oct 25 | Ongoing |
| External landscaping | 27 Oct 25 | Scheduled |

CONSTRUCTION SCHEDULE

SNAGGINGS & FINAL TOUCH UPS

09 NOV 25

29 NOV 25

HANDING OVER

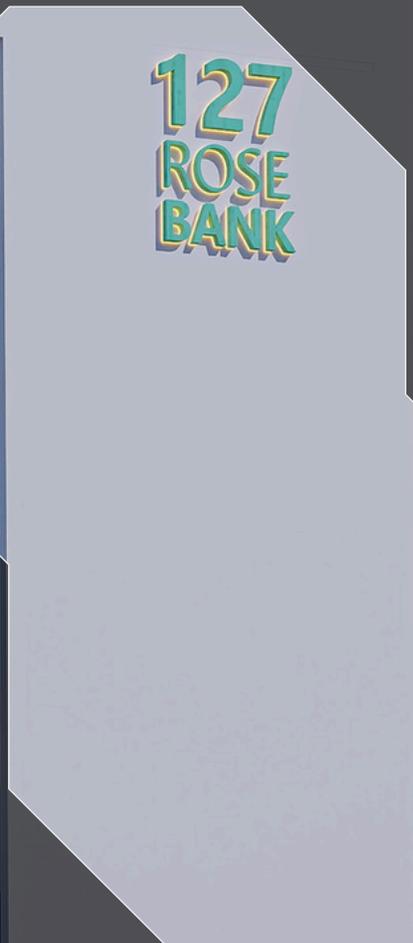
29 NOV 25

19 DEC 25





127 ROSEBANK



127
ROSE
BANK



Progress

Update

Prime Location. High Quality. Affordable

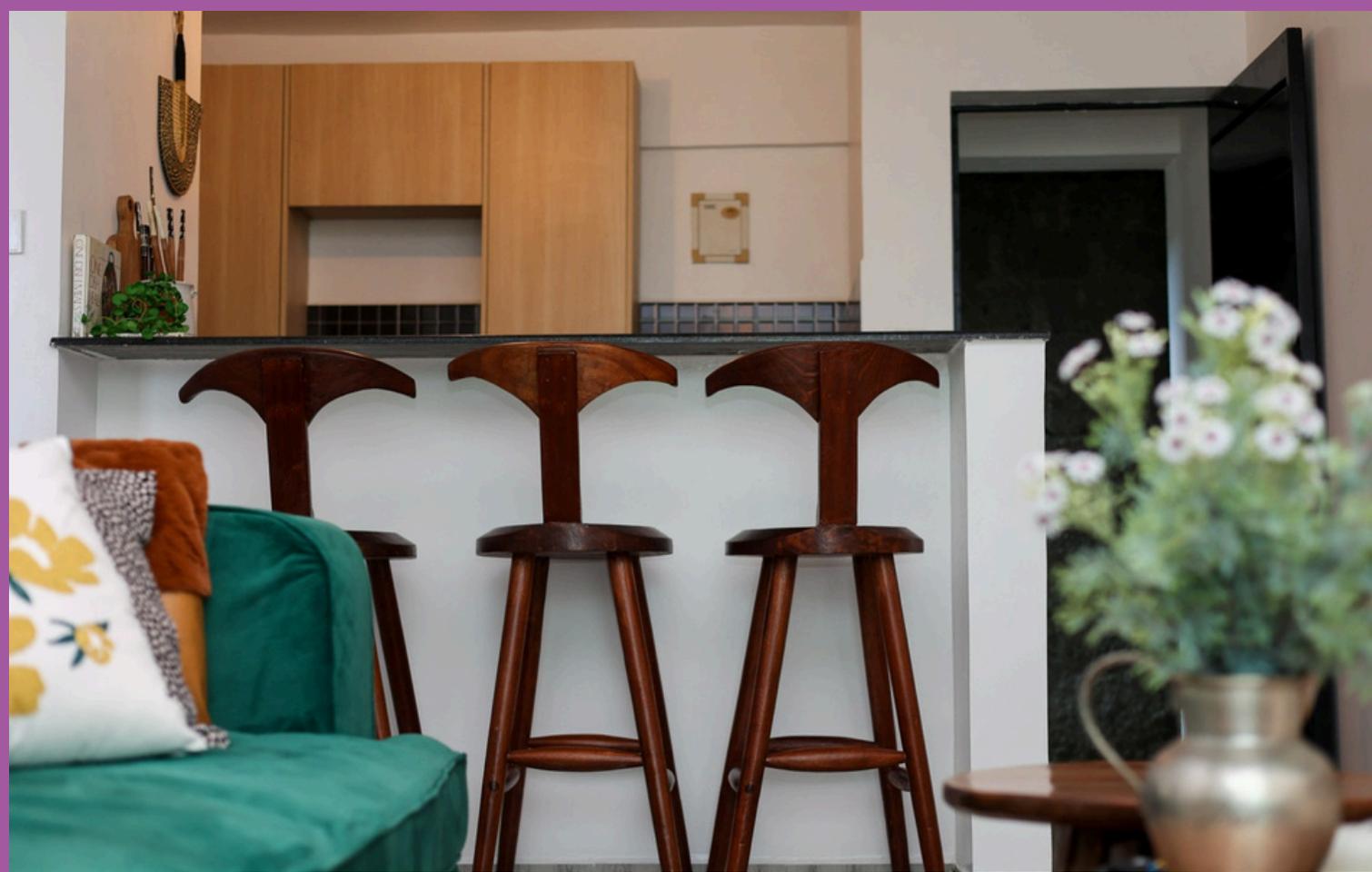
SECURE YOUR DREAM HOME AT 127 ROSEBANK
LOCATION: KITISURU

45 Units Sold Out
Only 18 Units are Available

Get Yours Today

127
ROSE
BANK





ROSEBANK SHOW HOUSE PREVIEW



JULY 2025 UPDATE



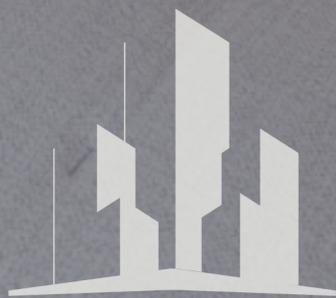
JUNE 2025 UPDATE





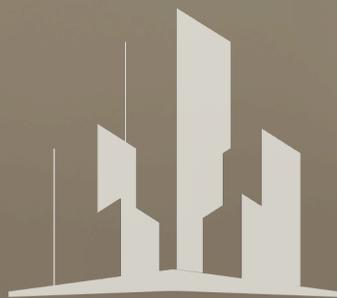
One Bedroom

Selling at KES 4,100,000



Two Bedroom

Selling at KES 6,600,000



CONSTRUCTION SCHEDULE

| Construction Approvals | Start Date | End Date |
|---|------------|-----------|
| Renewal of change of user | 05 Jan 25 | Completed |
| Kiambu construction approvals (Design + Structural) | 04 Feb 25 | Completed |
| NEMA approvals | 05 Jan 25 | Completed |
| NCA approvals | 24 Feb 25 | Completed |
| Mobilization | 01 Apr 25 | 16 Apr 25 |
| Site Clearance | 17 Apr 25 | 27 Apr 25 |
| Setting Out | Start Date | End Date |
| Excavation, trimming & levelling | 29 Apr 25 | Completed |
| Setting out for blinding | 11 May 25 | Completed |
| Blinding | 17 May 25 | Completed |
| Form work to bases | 23 May 25 | Completed |
| Steel fixing to bases and strip | 04 June 25 | Completed |
| Casting bases | 15 June 25 | Completed |
| Foundation columns and wailing | 24 June 25 | Completed |
| Backfilling and compaction | 05 July 25 | Ongoing |
| Handpacking hardcore, BRC, treatment | 16 July 25 | Ongoing |
| Plumbing & electrical services | 27 July 25 | Ongoing |
| Ground floor slab casting | 05 Aug 25 | 06 Aug 25 |

CONSTRUCTION SCHEDULE

| Ground Floor | Start Date | End Date |
|---|------------|------------|
| Superstructure masonry walling ground floor | 20 Aug 25 | 27 Aug 25 |
| Formwork to 1st floor slab | 28 Aug 25 | 04 Sept 25 |
| Steel fixing to 1st floor slab | 05 Sept 25 | 12 Sept 25 |
| Plumbing & electrical services | 13 Sept 25 | 16 Sept 25 |
| Casting 1st slab | 18 Sept 25 | 18 Sept 25 |

| First Floor | Start Date | End Date |
|--------------------------------|------------|-----------|
| Masonry walling to 2nd floor | 25 Sept 25 | 02 Oct 25 |
| Formwork to 2nd floor slab | 03 Oct 25 | 10 Oct 25 |
| Steel fixing to 2nd floor slab | 11 Oct 25 | 18 Oct 25 |
| Plumbing & electrical services | 19 Oct 25 | 22 Oct 25 |
| Casting 2nd floor slab | 24 Oct 25 | 24 Oct 25 |

| Second Floor | Start Date | End Date |
|--------------------------------|------------|-----------|
| Masonry walling to 3rd floor | 31 Oct 25 | 07 Nov 25 |
| Formwork to 3rd floor slab | 08 Nov 25 | 15 Nov 25 |
| Steel fixing to 3rd floor slab | 16 Nov 25 | 23 Nov 25 |
| Plumbing & electrical services | 24 Nov 25 | 27 Nov 25 |
| Casting 3rd floor slab | 29 Nov 25 | 29 Nov 25 |

| Third Floor | Start Date | End Date |
|--------------------------------|------------|-----------|
| Masonry walling to 4th floor | 06 Dec 25 | 07 Nov 25 |
| Formwork to 4th floor slab | 14 Dec 25 | 15 Nov 25 |
| Steel fixing to 4th floor slab | 22 Dec 25 | 23 Nov 25 |
| Plumbing & electrical services | 30 Dec 25 | 27 Nov 25 |
| Casting 4th floor slab | 04 Jan 25 | 29 Nov 25 |

CONSTRUCTION SCHEDULE

| Fourth Floor | Start Date | End Date |
|--------------------------------|------------|-----------|
| Masonry walling to 5th floor | 11 Jan 26 | 18 Jan 26 |
| Formwork to 5th floor slab | 19 Jan 26 | 26 Jan 26 |
| Steel fixing to 5th floor slab | 27 Jan 26 | 03 Feb 26 |
| Plumbing & electrical services | 04 Feb 26 | 07 Feb 26 |
| Casting 5th slab | 09 Feb 26 | 09 Feb 26 |

| Fifth Floor | Start Date | End Date |
|--------------------------------|------------|-----------|
| Masonry walling to 6th floor | 16 Feb 26 | 23 Feb 26 |
| Formwork to 6th floor slab | 24 Feb 26 | 03 Mar 26 |
| Steel fixing to 6th floor slab | 04 Mar 26 | 11 Mar 26 |
| Plumbing & electrical services | 12 Mar 26 | 15 Mar 26 |
| Casting 6th floor slab | 17 Mar 26 | 17 Mar 26 |

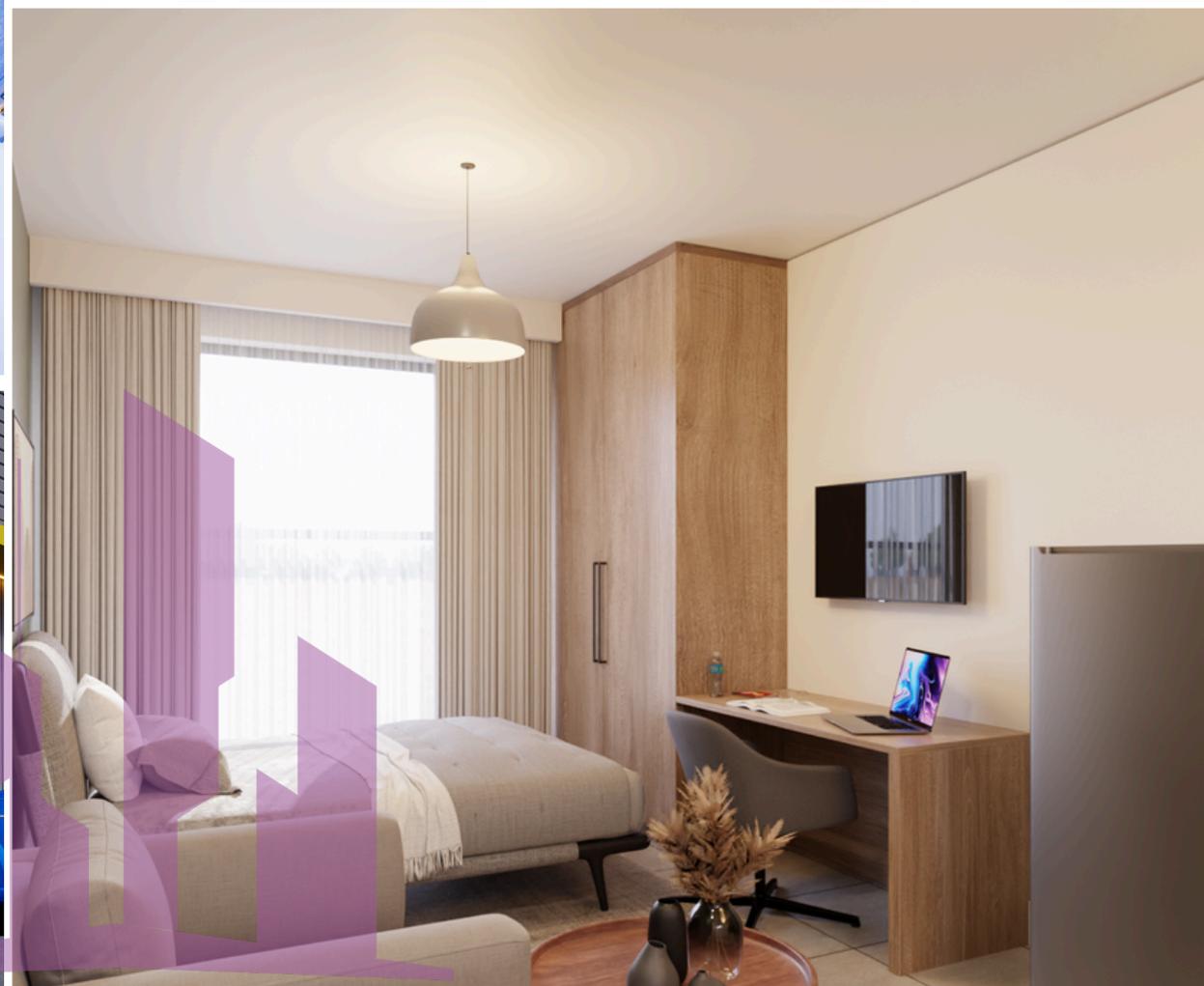
| Sixth Floor | Start Date | End Date |
|--------------------------------|------------|-----------|
| Masonry walling to 7th floor | 24 Mar 26 | 31 Mar 26 |
| Formwork to 7th floor slab | 01 Apr 26 | 08 Apr 26 |
| Steel fixing to 7th floor slab | 09 Apr 26 | 16 Apr 26 |
| Plumbing & electrical services | 17 Apr 26 | 20 Apr 26 |
| Casting 7th floor slab | 22 Apr 26 | 22 Apr 26 |

| Seventh Floor | Start Date | End Date |
|--------------------------------|------------|-----------|
| Masonry walling to 8th floor | 22 Apr 26 | 29 Apr 26 |
| Formwork to 8th floor slab | 30 Apr 26 | 07 May 26 |
| Steel fixing to 8th floor slab | 08 May 26 | 15 May 26 |
| Plumbing & electrical services | 16 May 26 | 19 May 26 |
| Casting 8th floor slab | 21 May 26 | 21 May 26 |

CONSTRUCTION SCHEDULE

| Finishes | Start Date | End Date |
|---------------------------------------|------------------|------------------|
| Windows fabrication and installation | 21 May 26 | 10 June 26 |
| Fixing timber door frames | 11 June 26 | 25 June 26 |
| Internal plaster | 26 June 26 | 25 Aug 26 |
| Internal floor screed | 27 Aug 26 | 10 Sept 26 |
| External plaster | 11 Sept 26 | 25 sept 26 |
| Internal skimming & undercoats | 27 Sept 26 | 11 Oct 26 |
| External undercoats | 13 Oct 26 | 02 Nov 26 |
| Tiling in wet areas | 04 Nov 26 | 04 Dec 26 |
| Fixing timber doors | 05 Dec 26 | 14 Dec 26 |
| Fixing wardrobes & cabinets | 16 Dec 26 | 06 Jan 27 |
| Plumbing & electrical fittings | 16 Dec 26 | 06 Jan 27 |
| Plumbing drainage | 16 Dec 26 | 06 Jan 27 |
| Door polishing | 07 Jan 27 | 27 Jan 27 |
| Internal final coats & touchups | 07 Jan 27 | 27 Jan 27 |
| External final coats & finishes | 28 Jan 27 | 04 Feb 27 |
| External landscaping | 05 Feb 27 | 18 Feb 27 |
| Snagging & Final Touch ups | 18 Feb 27 | 10 Mar 27 |
| Handing Over | 10 Mar 27 | 30 Mar 27 |

Project Renders



Progress Update

127 IMELA

II | 1 2 7
I M E L A

UPDATES ON STEPS IN ATTAINING SECTION TITLES

STEP
01



Licensed Surveyor
Engagement



County Government
Approval

STEP
02

STEP
03



Submission to
Director of Surveys
Target: End of July

There is a current backlog, which has caused the delay and the need for extra caution.



Registration on Ardhisasa &
Surrender of Mother Title
Estimate: One Month

STEP
04

STEP
05



Transfer and Allocation of
Unit Titles to Purchasers
Estimate: One month



11 | 1 2 7
I M E L A

“ —

UPDATE ON SECTION TITLES

— ”

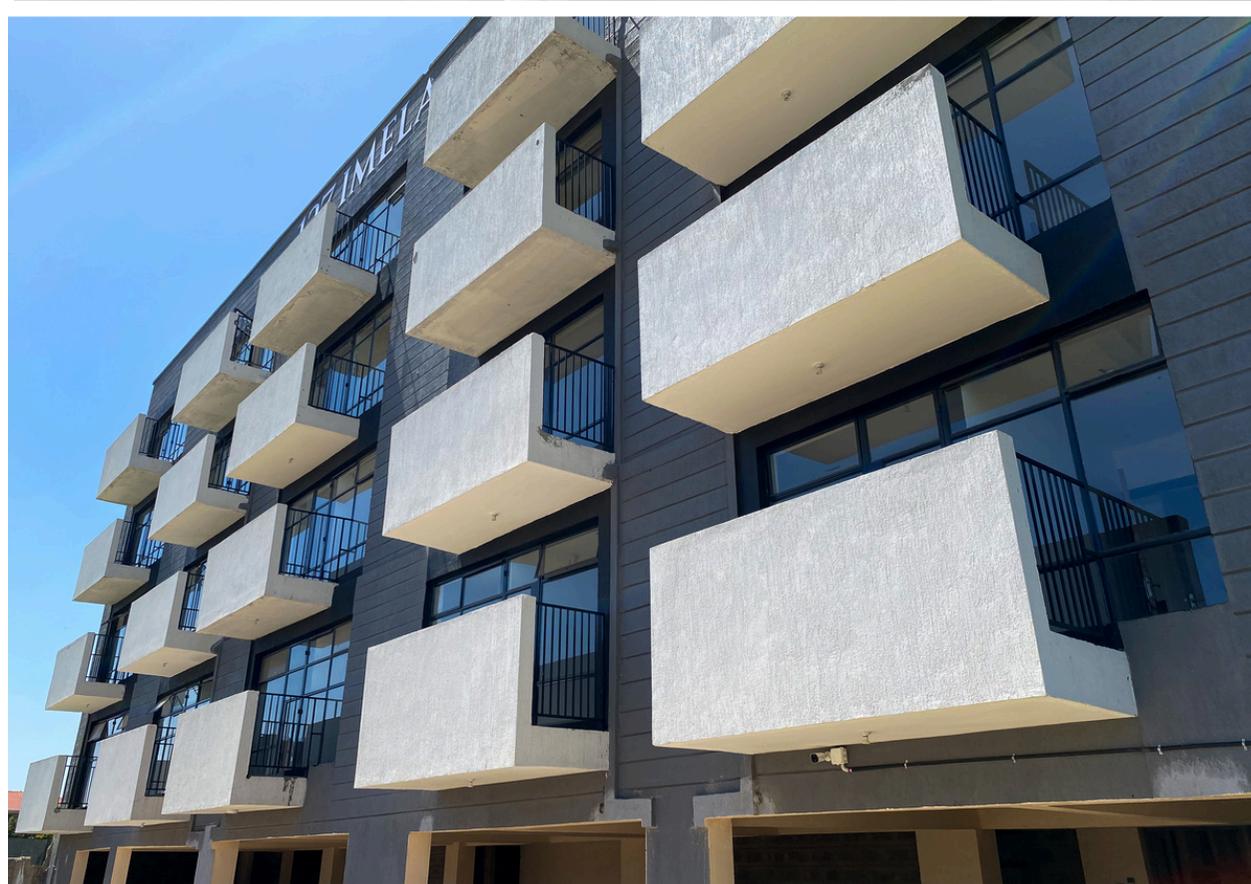
We wanted to provide an update regarding the status of the Ardhisasa registration. We have been actively following up on the application; however, there have been **ongoing and persistent system outages on the platform that have unfortunately delayed progress.**

These technical issues have affected the processing of several applications across the board, including ours. We understand the importance of getting this resolved and want to assure you that we are continuing to push for updates and resolution. Once the system is fully restored and operational, we will promptly follow up and work to ensure the application is processed to its logical conclusion.

We will keep you informed of any developments as they arise.



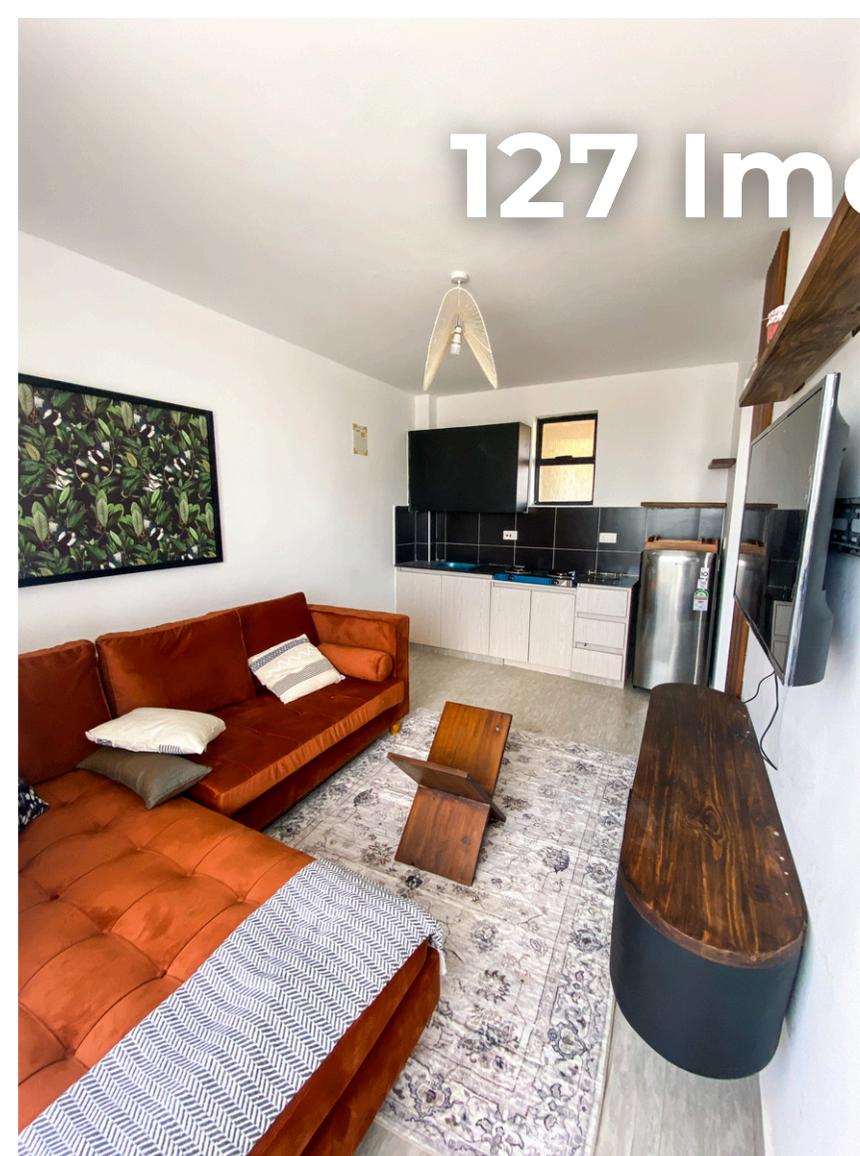
127 Imela Overview



127 Imela Overview



127 Imela Show Houses





BROWN CAP

LOCATION The Business Bar, 4th Floor Lemac Building, Westlands.

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sales@browncap.co.ke

browncap.co.ke