

TENDER DOCUMENT

TENDER FOR SALE OF PRIME LAND-LUKENYA

Tender Reference No.: ASCCS/PRP/01/2026

Issue Date: Thursday, 22nd January 2026

Submission Deadline: Thursday, 5th February 2026 at 12.00 Noon (EAT)

1. INTRODUCTION AND BACKGROUND

Apstar Deposit-Taking SACCO Society Limited (hereinafter referred to as “the SACCO”), formerly Ukulima Sacco Society Limited, is a licensed Deposit-Taking SACCO regulated by the Sacco Societies Regulatory Authority (SASRA) under the Sacco Societies Act, 2008 and the Sacco Societies (Deposit-Taking SACCO) Regulations.

In line with its asset disposal strategy and mandate to maximize value for its members while upholding principles of transparency, fairness, and accountability, the SACCO invites sealed bids from qualified and interested buyers, investors, developers, and agents for the exclusive purchase of a prime land parcel as advertised.

This tender document provides detailed information to enable bidders to prepare responsive bids and should be read together with the tender advertisement and any addenda issued by the SACCO.

2. OBJECTIVE OF THE TENDER

The objective of this tender is to competitively dispose of a premium land asset through an open and transparent bidding process in order to: - Achieve optimal value for the SACCO and its members; - Attract credible investors and developers; - Ensure compliance with applicable laws, regulations, and internal policies; and - Conclude a legally sound and enforceable sale transaction.



P. O. BOX 44071, 00100, NAIROBI TEL. +254 020 2785000
Email: info@apstarsacco.coop Website: www.apstarsacco.coop

3. DESCRIPTION OF THE LAND PARCEL

The SACCO offers for sale the following land parcel:

- **Location:** Lukenya Area, approximately 1 KM from Daystar University, Kenya
- **Parcel Number:** LUKENYA/MAVOKO MUNICIPALITY 343/5
- **Approximate Size:** 35 Acres
- **Tenure:** Leasehold
- **Title Status:** Ready Title Deed

The land is located in a high-growth corridor with strong infrastructure potential and increasing demand for commercial, residential, and institutional developments.

4. ZONING AND SUITABILITY

The land parcel is versatile and suitable for a wide range of developments, including but not limited to: - Hotel and resort developments - Eco-tourism retreats and conference centers - Higher learning institutions, training academies, and research campuses - Gated communities and high-end housing estates - Affordable housing developments - Manufacturing zones, warehousing, and logistics parks - Agricultural ventures - Renewable energy projects - Long-term capital appreciation investments

Bidders are advised to confirm zoning and user approvals with the relevant authorities.

5. INSPECTION, DUE DILIGENCE, AND DISCLAIMER

Interested bidders are encouraged to conduct site visits and carry out independent due diligence prior to submission of bids. The SACCO makes no representation or warranty regarding the title, environmental condition, zoning approvals, or suitability of the land for any particular purpose.

Responsibility for verifying all information rests solely with the bidder. No claims shall be entertained after award on grounds of insufficient information or due diligence.

6. ELIGIBILITY AND QUALIFICATION REQUIREMENTS

Bidders must submit copies of the following mandatory documents:

- 1) National Identification Card or Passport (**Individuals**)
- 2) Certificate of Incorporation/Registration (**Companies**)
- 3) Valid KRA PIN Certificate.
- 4) Valid Tax Compliance Certificate
- 5) CR12 (**Companies**)
- 6) Proof of Financial Capability
- 7) Duly completed and signed tender form

Failure to submit any mandatory document may result in disqualification.



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7. TENDER DOCUMENTS AND FEES

Tender documents may be obtained from the SACCO's Stores/Procurement Offices located at the 4th Floor, Ukulima Co-operative House, upon payment of a **Non-refundable fee of KES 1,000.00**, payable at the **Apstar Sacco-FOSA Branch Nairobi**.

8. CLARIFICATIONS

Requests for clarifications shall be submitted in writing via email to procurement@apstarsacco.coop no later than **29th January 2026 at 5.00 PM (EAT)**.

9. SUBMISSION OF TENDERS

Completed tender documents shall be enclosed in sealed envelopes clearly marked:

"TENDER FOR SALE OF LAND PARCEL"

And Hand delivered to:

THE CHIEF EXECUTIVE OFFICER
Apstar DT SACCO Society Limited
P.O. Box 44071-00100
NAIROBI.

Late submissions shall not be accepted.

10. TENDER OPENING AND EVALUATION

Tenders shall be opened immediately after the submission deadline in the Boardroom, in the presence of bidders or their representatives who choose to attend.

Evaluation shall be conducted in accordance with the SACCO's approved procedures. The sale is subject to a reserve price and negotiations.

11. AWARD OF TENDER

The tender shall be awarded to the highest evaluated responsive bidder, subject to approval by the SACCO's governance organs. Notification of award shall be issued in writing.

12. PAYMENT TERMS AND COMPLETION

Successful bidders shall comply with payment terms communicated in the letter of award. Upon full payment, the SACCO shall facilitate transfer of the property. All statutory costs, including stamp duty and registration fees, shall be borne by the purchaser unless otherwise stated.

13. TERMS AND CONDITIONS

- The SACCO reserves the right to accept or reject any tender in whole or in part without assigning reasons;
- The SACCO is not bound to accept the highest or any tender;
- Any form of canvassing shall lead to automatic disqualification;
- Costs incurred in preparing and submitting tenders shall be borne by the bidder.



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14. CONFIDENTIALITY

All information submitted by bidders shall be treated as confidential and used solely for purposes of evaluating this tender.

ISSUED BY:

CPA. JOSEPH O. MUKOLWE
THE CHIEF EXECUTIVE OFFICER

TENDER FOR SALE OF PRIME LAND – LUKENYA

TENDER FORM (FORM OF OFFER)

Tender Reference No.: **ASCCS/PRP/01/2026**

Instructions: Please complete all fields clearly and attach all mandatory documents as specified in the tender document.

1. BIDDER'S DETAILS

Full Name of Bidder / Company Name	
Postal Address	
Physical Address	
Telephone Number	
Email Address	
National ID / Passport No. (Individuals)	
Certificate of Incorporation / Registration No. (Companies)	

2. LAND PARCEL DETAILS

Location	Lukenya Area, approx. 1 Km from Daystar University
Parcel Number	LUKENYA / MAVOKO MUNICIPALITY 343/5
Approximate Size	35 Acres
Tenure	Leasehold (Ready Title for Transfer)



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3. BID / PURCHASE PRICE

Bid Purchase Price (Figures – KES)	KES
Bid Purchase Price (Words)	Kenya Shillings

4. DECLARATION BY THE BIDDER

I/We confirm that the information provided herein is true and accurate. I/We have read and understood the tender document and agree to be bound by its terms and conditions.

5. SIGNATURE AND AUTHORIZATION

Name of Bidder / Authorized Representative	
Designation (if applicable)	
Signature	
Date	

Official Stamp (For Companies/Agents):