

ROSE GARDENS, SIMAWA – Land Option



SUBSCRIPTION FORM

Subscription Fee  
N2,500 (Non Refundable)

BIO DATA

Title: Mr. /Mrs./Ms./Dr. M/s. / Chief / Others:.....

Surname .....

Other Names .....

Residential Address .....

Date of Birth. . Sex . Nationality .....

Office Address .....

E-mail Address . State of Origin/City .....

Phone No . . Occupation .....

Next of Kin. . Relationship .....

Address .....

Tel .....

Means of Identification. . ID Number  
(Please submit a copy) .....

Marketer/Partner in charge of this transaction.....

I /We the undersigned subscriber(s) (first and second subscribers), do hereby declare, that the above mentioned information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from. I/We have gone through the terms and condition written in this application form and accept the same and which shall ipso-facto be applicable to my/our legal heirs and successors. I/We declare that in case of non-allotment if the applied unit, my/our claim shall be limited only to the extent of amount paid by me/us in relation to this subscription form. I/We accept that any default in my agreed payment terms will result in automatic cancellation of my/our subscription and refund of total amount paid less 30% penalty fee.

**Sole/ First Subscriber**

**Second Subscriber Name:**

**Name**.....

**Name:** .....

**Signature:**..... **Date** .....

**Signature:**..... **Date** .....

## SALES AGREEMENT

THIS AGREEMENT is made this ..... day of .....201\_ BETWEEN 4POINT REAL ESTATE INV. LTD. Of 52, ISHERI ROAD, OJODU-BERGER, Lagos, Nigeria. hereinafter referred to as the "Vendor" and .....of .....hereinafter referred to as the "Purchaser". In consideration of the mutual covenants contained herein and received, and with the intent to be legally bound, vendor and purchaser hereby agree as follows:

1. Vendor has agreed to demise absolutely unto the Purchaser all the residue of its interest on all that ..... square metres for a land situate and being within the Rose Gardens, Simawa, off Lagos/Ibadan Expressway, Ogun State.
2. The Price of a plot shall be as stated in the table below:

Size	Outright	12 months Instalment	24 months Instalment
250sqm	N425,000.00	N487,500.00	N550,000.00
300sqm	N500,000.00	N562,500.00	N625,000.00
350sqm	N585,000.00	N647,500.00	N710,000.00
400sqm	N670,000.00	N732,500.00	N795,000.00
450sqm	N775,000.00	N827,500.00	N890,000.00
500sqm	N829,000.00	N912,500.00	N975,000.00
600sqm	N990,000.00	N1,052,500.00	N1,115,000.00
1000sqm	N1,550,000.00	N1,612,500.00	N1,675,000.00

3. The size and payment structure shall be (tick as appropriate):
  - OUTRIGHT PAYMENT
  - INSTALMENT PAYMENT
4. That payment shall be made either by using cheque in favour of the Vendor or a direct deposit paid by the purchaser into the Vendor's account.
5. The Vendor covenants to allocate to the Purchaser the land not later than 3months after full payment.
6. Upon allocation, the Purchaser shall be entitled to the deed of assignment and other accompanying documents.
7. Ancillary fees to be paid by the Purchaser alongside payment for the property.
  - a) Survey Fee **N150,000.00 (One hundred and Fifty Thousand Naira only)** per unit (subject to review).
  - b) Legal fee: **N50,000.00 (Fifty Thousand Naira only)** of the purchase price (Governor's consent not inclusive)

- c) Developmental fee of **N1,450.00** per square meter (**One Thousand, Four Hundred and Fifty Thousand Naira Only**) for subscribers. (Subject to review).
  - d) Building approval fees borne by the subscribers as advised by the government planning authority.
8. The purchaser covenants to pay bank charges accruing from Purchaser's dishonoured cheques to the Vendor, if any.
  9. Any default and/or withdrawal on the part of the purchaser at any stage of the subscription shall lead to forfeiture of the subscription and a refund of all sums paid less N7,500 administrative charges and 30% of the total sum paid.
  10. Any cash given to any agent or marketer by the Purchaser on behalf of the Vendor shall be at the Purchaser's risk.
  11. Any request for a preferred location of any plot shall be subject to availability.
  12. On transfer of title, the Purchaser will pay a 5% of transfer fee to effect the transfer with the Vendor.
  13. The Purchaser will commence construction of his house not later than 5 years from date of physical allocation.

IN WITNESS WHERE OF the vendor has hereunto set its common seal and the purchaser has set his hand the day and year first above written

SOLE/ FIRST SUBSCRIBER SECOND SUBSCRIBER

Name: ..... Name: .....

Signature: ..... Date: ..... Signature ..... Date: .....

4POINT REAL ESTATE INVESTMENT LIMITED

Director: ..... Secretary: .....

Date: ..... Date: .....

Note: All Cash/Cheque/Draft payments must be paid into our designated company's bank account in favour of 4point Real Estate Investment Limited. Office Address: 52 Isheri Road, opposite Access bank, Omole Ojodu Lagos



## FREQUENTLY ASKED QUESTIONS

### **1. Where is Rose Gardens, Simawa?**

- It is right behind The Redemption Camp at Kanuyi village, Simawa Town, Ogun State.

### **2. Who is the developer?**

- 4Point Real Estate Investment Limited

### **3. What are the sizes of the plot?**

- 250sqm, 300sqm, 350sqm, 400sqm, 450sqm, 500sqm, 600sqm, 1000sqm.

### **4. What is the price per square metre?**

- N1,700.00 (One Thousand, Seven Hundred Thousand Naira only). The other prices are as stated in the sales agreement on pages 2 & 3.

### **5. What documents do I get after my initial deposit?**

- A starter pack comprising payment receipt, letter of acknowledgement, deed of contract

### **6. Any ancillary payments?**

- Survey fee: N150,000.00 (One Hundred and Fifty Thousand Naira Only) subject to review;
- Legal Documentation: N50,000.00 (Fifty Thousand Naira Only);
- Developmental fee: N1,450.00 per square metre (One Thousand, Four Hundred and Fifty Naira Only);

### **7. What will the developmental fee be used for?**

- Construction of roads, drainage, kerbs, electrification, street lightening, landscaping and some other infrastructure within the estate

### **8. Can I buy less than the square metres stated?**

- You can only buy the number of square metres stated or more.

### **9. Can I build any structure on the serviced plot?**

- Yes, however, all building plans must be certified in the 4Point construction unit.

### **10. Is there any provision for group allotment?**

- Yes, group allotment is permissible in the case of registered cooperative societies or companies or such other associations as are recognized by 4Point.

### **11. How long can I leave my allocated plot?**

- Subscribers are expected to commence appreciable development of their properties within 6 months of allocation failing which the Subscriber will risk a reallocation to another plot within the estate.

### **12. What happens if I cannot complete the payment or default in the payment of monthly instalments?**

- Each Subscriber is entitled to a refund before 75% completion of the purchase price. The refund shall be less 30% of the amount paid on the purchase price.

### **13. Who is in charge of the management of the estate?**

- 4Point Real Estate Investment Limited.