



Emerald

E S T A T E

RESIDENTIAL PLOT
SUBSCRIPTION FORM & FAQ

TITLE: REGISTERED SURVEY

Application Form

Personal Information

Affix Passport
Photograph

Title:

Surname:

First Name:

Middle Name:

Residential Address:

Mobile:

Email:

Occupation:

Place of Work:

Nationality:

Means of Identification:

Marital Status:

Sex:

Date of Birth:

Signature:

Next of Kin

Name of Next of kin:

Relationship:

Phone Number:

Email:

Corporate Address:

Property Information

Plot Size:

300sqm

500sqm

Number of plots

Plot Type:

Residential Plot

Commercial Plot

Current Plan

Initial Deposit (minimum of N500,000)

Outright (0-3 Months 300SQM - N1,500,000 / 500SQM - N2,000,000 - Interest Free): **Initial Deposit - N500,000**

Installment (4-6 Months 300SQM - N1,800,000 / 500SQM - N2,300,000): **Initial Deposit - N500,000**

Installment (7-9 Months 300SQM - N2,100,000 / 500SQM - N2,600,000): **Initial Deposit - N500,000**

Declaration

I/We hereby declare that I/We understand the terms and conditions regarding this purchase and to fully abide by same.

I/We make this declaration conscientiously believing all the information provided to be true.

I/We further declare that the information given in this application form is true and correct to the best of my/our knowledge and no material had been concealed. All payment should be made in favour of GestPoint Nigeria Limited.

Signature

Consultant Information

Name:

Phone Number:

Email:

Group:

Terms and Conditions for Emerald Estate

Please read these Terms and Conditions carefully before fully subscribing to the Estate by appending your signature.

Your confirmation of subscription is dependent on your acceptance of these terms and conditions. Terms apply to all purchasers, their heirs, assigns and successors in title.

By signing these terms, you agree to be bound by same.

The Terms are as Follows;

1. The transaction process are as follows:

- Client inspects the Land or appoints a representative to attend on his behalf.
- Client fills the subscription form and signs
- Execution of the terms and conditions or subscription
- Payment for Land
- Collect Letter of Acknowledgement and Receipt
- Collect Survey
- Collect Deed
- Physical Allocation of plot(s) and issuance of allocation letter

2. Upon subscription, you are required to fill in your personal contact details (phone number and email) on your subscription form to enable us give necessary information with respect to your property as against going through your representative.

3. The Company will not be liable for information not received by you as a result of breach of clause 2 above

4. The only party recognized by the Company in receiving instructions and execution of documents as regards the property is the Purchaser and in the event where the Client intends to delegate that responsibility to a third party, a written instruction either in a letter form or an official email has to be sent to the Company's official email address before such third party can be recognized.

5. WHAT OTHER PAYMENT DO I MAKE APART FROM THE COST OF THE LAND?

Registered Survey - N400,000

Development Fee - N600,000 (The levy is subject to review every year)

The facilities to be provided by the company subject to be developments fee are:

- Perimeter Fencing
- Security Gate House
- Drainage System
- Access Road
- Street Light

6. Would I be required to make any other payment subsequently?

Yes, the annual charge.

7. What is the annual service charge?

The annual service charge is a fee made by subscribers to the estate at the beginning of each year, which takes care of the general maintenance of the estate. However, this will take effect when the estate is habitable.

8. The Payment structure for (300sqm/500sqm) are as follows:

OUTRIGHT PAYMENT - 300SQM		OUTRIGHT PAYMENT - 500SQM	
0 - 3 MONTHS	- N1,500,000	0 - 3 MONTHS	- N2,000,000
4 - 6 MONTHS	- N1,800,000	4 - 6 MONTHS	- N2,300,000
7 - 12 MONTHS	- N2,100,000	7 - 12 MONTHS	- N2,600,000

Corner plot attracts 25% surcharge

9. Where the client fails to complete his/her payment within the 3 Months Interest free plan, the client shall be automatically moved to the next available payment plan (6 Months). Where the client fails to complete his/her payment within the 6 Months Interest free plan, the client shall be again moved to the next available payment plan (9 Months).

10. Where client cannot complete your payment/seeks for a refund: A refund may be made on the following conditions:

(a) In the event where client fails to complete payment of the land within 9 Months, the company shall be entitled to revoke the sale and refund monies paid by the client less 30% being administrative charges.

- Early notification to the Company of the Client's inability to complete payment, refund will be made less 30% administrative charges.
- The Company will be allowed a Ninety (90) days period to process the refund.
- In all circumstances where payment has been made to the company, refund can only be done within Ninety (90) days, with 30% less administrative charge.

11. What other fees will the new buyer be required to pay?

New buyers will be required to pay for

- Change of Ownership (5% of the current price)
- New documentation fee

12. The company envisages a period of 3 years for development of infrastructure within the Estate, subject to the prompt payment of statutory fees by Subscribers.

13. The Company shall reserve your subscribed plot(s) upon receipt of your deposit provided that allocation letter shall only be issued upon full payment for the subscribed plots.

14. Is there any restriction as to the type of Building I can erect on the land?

You are expected to build residential houses within the area so designated for such and build commercial houses in area designated as commercial. Shops in residential houses are however not allowed and building of tenement house type (otherwise known as face me and face you) are not permitted in the estate.

15. You can sell your plot provided that you have completed payment for the land. However, **GESTPOINT NIGERIA LIMITED** must be put on notice. - We would require you to comply with the transfer of ownership guideline of the company.

16. The process of resale is as follows:

- You are required to send an email notifying the company of your intention to sell, for the purpose of estate records, management and administration.
- Provided all financial obligations to the Company (payment for land) must have been completed. The cost of transaction is borne by parties to the transaction. The new owner shall be required to make payment for documentation (Deed and Survey) to reject the new ownership.
- The (**PURCHASER**) is subject to pay a maintenance fee of his property to be determined in the future, (If the property is left undeveloped)
- Once the (**VENDOR**) secures a **CERTIFICATE OF OCCUPANCY** for (**EMERALD ESTATE**) in **HIS/HER name**, the (**PURCHASER**) shall pay the cost of further perfection of his own title at the Lagos State Lands Registry, Alausa.
- Upon resale, the Client (as seller) must deliver all original copies of documents issued to him/her to the new owner.

17. All cash payments should be made to

Account Name: GESTPOINTNIGLTD	Account Name: GESTPOINT NIG. LTD.	Account Name: GESTPOINT NIGERIA LIMITED
Account Number: 1221643720	Account Number : 0751459451	Account Number : 5074322728 (€ - Euros)
Bank Name: Zenith Bank	Bank Name: Guaranty Trust Bank Plc	Bank Name: Zenith Bank

Account Name: GESTPOINT NIGERIA LIMITED	Account Name: GESTPOINT NIGERIA LIMITED
Account Number: 5061366939 (€ - Pounds)	Account Number : 5074322728 (\$ - Dollars)
Bank Name: Zenith Bank	Bank Name: Zenith Bank

Otherwise, cheque(s) should be issued in favour of **GESTPOINT NIGERIA LIMITED**. We shall not accept any responsibility for any liability that may arise, as result of deviation from the above condition.

18. The Purchaser shall bear the cost of perfection of his/her title at the Lagos State Lands Registry, Alausa Provided if the **(VENDOR)** secures a **CERTIFICATE OF OCCUPANCY** for **(EMERALD ESTATE)** in **HIS/HER name**.

19. The parties' warranty that the Company shall not be liable for damages in tort or under Criminal Code and Laws of the Federation for any deposit(s) which is illegal or questionable.

20. That the funds deposited with the company is not proceeds of a crime; and further undertake to indemnify the company for any loss or damage that may be suffered by the company arising from any criminal investigation, prosecution by a law enforcement agency or civil claim by a third party arising from the source, means or nature of the funds deposited with the company.

21. The Purchaser shall as from the date of allocation and pay charges and all outgoings whatsoever imposed by the Federal, State or Local Government on the property.

22. The real estate industry is a dynamic one, hence change is inevitable. However, **GESTPOINT NIGERIA LIMITED** will try to maintain the stability of variables within its control while any change, amendment or modification shall be communicated to subscribers. Such communication shall be via letters, electronic mails, fax, short message service (SMS), handbill, posters, and any other means of communication. Correspondence shall be deemed to have been received by the Client having been sent to the subscribers' last given address.

Subscriber's Name:

Signature:

Date: