

TYPE OF PLOTS: RESIDENTIAL COMMERCIAL CORNER PIECE PLOT(S) (ATTRACTS 10%)
PAYMENT: OUTRIGHT INSTALLMENT 6 MONTHS 12 MONTHS
NUMBER OF PLOTS: **PLOT SIZE:** 464SQM

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling this form will attract correction fees.



SECTION 1: SUBSCRIBERS DETAILS

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others _____

NAME:

DATE OF BIRTH: GENDER* MALE FEMALE

ADDRESS
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)

ROAD/STREET

TOWN/CITY/DISTRICT/STATE*

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

MARITAL STATUS* NATIONALITY*

TELEPHONE NUMBER* POSTAL CODE*

MOBILE NUMBER*

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

IDENTITY PROOF NAME

PHONE NUMBER

ADDRESS PROOF*

ADDRESS

EMAIL ADDRESS

SECTION 3: SUBSCRIBER'S DECLARATION

I, _____ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____

NAME* _____

Note* subscriber has to sign before an authorized OBI-EZEA personnel.

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

Q1. WHERE IS OBI-EZE 2(PALACE)?

OBI-EZE 2 is located in Edo Ogwashi, Asaba Capital Territory, Beside Asaba Intl Airport, Okpanam City Gate, Witchtech Aluminum Company, Ogwashi Ukwu Polytechnic, Enu-Ani Mega City, Asaba Housing Estate.

Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at GREEN CIM PROPERTIES office or with the designated sales representative. Free inspections hold Fridays and Saturdays. Takeoff time is 10am.

NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

Q2. WHY OBI-EZE 2?

OBI-EZE 2 is located in Edo Ogwashi Community, Asaba Capital Territory, Delta State, sharing proximity with Asaba International Airport, Okpanam City Gate, Witchtech Aluminum Company, Ogwashi Ukwu Polytechnic guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF OBI-EZE (PALACE) ESTATE 2?

GREEN CIM PROPERTIES, a guaranteed and trusted real estate company

Q4. WHAT TYPE OF TITLE DOES OBI-EZE 2 HAVE?

SURVEY & DEED OF ASSIGNMENT. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

Q5. WHAT ARE THE COORDINATES OF OBI-EZE ESTATE 2?

Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND? The land is free from every known government acquisition or interest and adverse claims.

Q7. WHAT PLOT SIZE(S) IS AVAILABLE? 464 sqm

Q8. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

- A. Outright payment of N4,500,000 only per 464 sqm
- B. 3 to 6 Months Installment Payment can be arranged.

N.B: Non-Payment of the monthly installments as at when due shall be treated as a fundamental breach of the contract which shall result in termination or revocation of the contract/ OR attract default charge of 10% of the month payment.

NB: The Company reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.

- C. (i) Corner-piece plot attracts additional 10% of land cost

(ii) Commercial plot attracts additional 25% of land cost

(iii) Corner-piece & Commercial plot attracts additional 35% of land cost.

D. Non-payment of the monthly instalments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the Contract which may result in termination or revocation of the contract and the clause on refund would apply/OR attract default charge of 5% of the month Payment or 5% of the total balance upon demand, OR 5% of the outstanding payment for every month of default after payment expiration. The company also Reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

Q9. IS THE ROAD TO THE ESTATE MOTORABLE? Yes, the road to the estate is motorable.

Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

Survey Fee: FREE

Plot Demarcation Fee: FREE

Development Fee: N500,000 only per plot (Subject to review upwards) Development fee Covers the following (1) Perimeter fencing (2) Gate house (3) Earth road

Infrastructural fee: Infrastructural levy to be determined in the future and the following to be provided by the company subject to the payment of the infrastructural levy (1) Greenery (2) Security (3) Water (4) Street Lighting (5) Recreational facilities (6) Electrification/transformer

Q11. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Physical allocation would be done Ten(10) working days after completion of payment in order of subscription and upon confirmation of at least 50% payment of development fees. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

Note: Priority is given to clients who paid one-off over instalment payment.

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

(i) Payment are made immediately after payment of land before physical allocation.

(ii) Development fees should be paid either on outright upon demand. Instalment payment of development fees will attract surcharges.

Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgement of subscription, receipt of payment and/or provisional allocation letter for initial deposit; and instalment payment receipt(s) for

Further instalments. Estate updates are regularly sent via email & our social media channels.

Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- (a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document
- (b) Deed of Assignment & Survey Plan within three (3) months of payment provided that allocation has been done.

Q15. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

- A. You can start building on the land after Physical Allocation provided that development fee has been paid. Fencing & Gatehouse to be constructed within the first year of introducing the estate and other infrastructure will commence from the 2nd year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscribers and payment of development fees by subscribers
- B. Please select your proposed timeline for commencing building/development on your plot:

6 MONTHS YEARS. 5years	1 YEAR	2 YEARS	3
------------------------------	--------	---------	---

Q16. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

Yes. There must be evidence of active possession on your land within six months of physical allocation i.e. fencing of plot(s). Where an allocated plot is Not fenced within the stipulated timeframe, the Company reserves the right to reallocate the subscriber to another area of the estate.

Q17. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

Yes. The estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section (Commercial or Residential) i.e. Bungalow, Block of Flats, detached houses (duplex). Note “Face-me-I –Face – you” (Tenement Building) and high-rise houses will not be Permitted. All building design must conform to the required set back & building control of the estate and such design would be approved by the company And with Delta State Government afterwards.

Q18. CAN I RE-SELL MY PLOT/PROPERTY?

- A. Yes, a subscriber who has paid up on their land can re-sell their plot(s). In that event, GREEN CIM PROPERTIES would require you (the seller) to furnish the company with details of the new buyer. GREEN CIM PROPERTIES does not sell on behalf of subscribers.
- B. 10% of the land consideration paid by you will be payable by the new buyer directly or through you to the Company for Transfer of Title Documentation.

Q19. CAN I PAY CASH TO YOUR AGENT?

We strongly advise that cash payments should only be made to GREEN CIM PROPERTIES at its designated Banks. Otherwise, cheque(s)/bank drafts should be issued in favour of GREEN CIM PROPERTIES. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q20. WHAT IS THE REFUND POLICY? A refund shall be made if;

