



GREEN CIM PROPERTIES

....Providing Reliable Real Estate Opportunities

Subscription Form

NOTE: INSTANT PLOT RESERVATION AND ALLOCATION FOR SUBSCRIBERS

TYPE OF PLOTS: ☐ RESIDENTIAL ☐ COMMERCIAL ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: ☐ OUTRIGHT ☐ INSTALLMENT ☐ 6 MONTHS

NUMBER OF PLOTS: **PLOT SIZE:** ☐ 500SQM ☐ 300SQM

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

AFFIX
A PASSPORT
PHOTOGRAPH

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 ÀDÚKÈ GARDENS AND PARK ESTATE 1?

ÀDÚKÈ GARDENS AND PARK ESTATE 1 is located in ODE-OMI, IBEJU-LEKKI, LAGOS STATE, Few minutes after the Dangote Refinery, Deep Sea Port, Lekki Free Zone, La-Campaine Tropicana Reesort, Ibeju-lekki Lagos.

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 holds everyday 10am and 12noon daily.

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 ÀDÚKÈ GARDENS AND PARK ESTATE 1?

ÀDÚKÈ GARDENS AND PARK ESTATE 1 is located in ODE-OMI IBEJU-LEKKI LAGOS sharing proximity with Dangote Refinery, Lekki Deep Sea Port, Lekki Free Zone, La-Campaine Tropicana, NLNG GAS PLANT, and many other residential estates guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF ÀDÚKÈ GARDENS AND PARK ESTATE 1?

GREEN CIM PROPERTIES, a guaranteed and trusted real estate company

Q4. WHAT TYPE OF TITLE DOES ÀDÚKÈ GARDENS AND PARK ESTATE 1 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 ÀDÚKÈ GARDENS AND PARK ESTATE 1?

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? 500sqm and 300sqm respectively.

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

A. Outright payment of N2,500,000 and 1,500,000 respectively per plot

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 a default charge of 20% 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 20% of land cost

(ii) Commercial plot attracts additional 50% of land cost

(iii) Corner-piece & Commercial plot attracts additional 70% 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 a default charge of 10% of the month Payment or 10% of the total balance upon demand, OR 10% 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 (Survey Plan with Company's name attracts extra charges)

Plot Demarcation Fee: FREE

Development Fee: ₦500,000 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

Title Regularization: ₦1,000,000.00 per plot (subject to upward review)

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

1 YEAR

2 YEARS

3 YEARS.

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.

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.

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.

a. The subscriber continuously defaults or fails to complete the purchase sum at the end of the payment plan.

b. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Vendor.

c The subscriber is required to give the Vendor a minimum of one hundred and twenty days (120) days' written/email notice to process your refund request and a further 60 days if the process isn't completed after the first 120 days

d All instances requiring refund as contained in clause Q20 (a) & (b) shall be subject to a 40% (Administrative, Logistics & Agency Fees). For refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

Note: we are a Nigerian Company and sole transact in the Naira currency, the dollar exchange rate and fluctuation does not apply in this transaction.

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ
HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY ME AND I
ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME SIGNATURE DATE

NAME SIGNATURE DATE

If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. **Green Cim Properties*

Impression of the common seal if subscriber is a company
Subscription form must be signed by two directors or a director & secretary
Where subscriber is a company

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF

GREEN CIM PROPERTIES



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For swift response to your enquiries or requests please contact us at:
OBI-EZEA ESTATE You can also reach us at
greenimproperties@gmail.com
 We look forward to hearing from you soonest.

Yours sincerely,
OBI-EZEA ESTATE

Contacts: 08138082366, 08087832436
 **greencimproperties@gmail.com**