



**4 Bedroom fully detached (fully finished)
MAGBORO, OGUN STATE**

SUBSCRIPTION FORM

BIODATA

**Subscription Fee
N 10,000.00(Nonrefundable)**

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 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 incase of non- allotment of 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:.....

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

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

Website: www.4pointproperty.com; e-mail: info@4pointproperty.com
850B, Oyeboode Street, off Ifeanyi Ubah Street, Omole Phase 2, Lagos Stat

SALES AGREEMENT

1. WHEREAS:

The Vendor has agreed to sell and the Purchaser has agreed to buy all that.... unit(s) of 3 bedroom (with BQ) Fully-detached duplex, situated within Rose Gardens, Magboro before Hi-Impact amusement park, off Lagos-Ibadan expressway in the Obafemi Owode Local Government Area, Ogun State.

2. OFFER PRICE PER UNIT & PAYMENT STRUCTURE (tick as appropriate):

4 BEDROOM FULLY DETACHED (fully finished)

₦78,000,000 (Fully-finished) – outright purchase price

- **₦81,000,000 (Fully-finished) – installment purchase price**

No of units

3. ANCILLARY FEES:

Developmental fee: ₦5,000,000.00 (Five Million Naira only) payable alongside installment payment. **(subject to review)**

Legal Fee: 5% of Purchase Price

Survey Fee: ₦410,000 (Four Hundred and Ten Thousand Naira only) **(subject to review)**

4. THE PARTIES HEREBY AGREE AS FOLLOWS:

- a. The transaction between both parties shall become binding upon confirmation of payment by the Vendor and execution of this agreement;
- b. The purchaser shall not be entitled to a refund of sums paid after payment of 75% of all sums payable on the unit(s) provided the Vendor does not default in handing over title;
- c. The payment shall be made either by issuing a cheque in favor of the Vendor or a cash deposit paid by the Purchaser directly into the Vendor's account or through POS terminals at Vendors' offices;
- d. Cash payments made by a Purchaser to any agent, or an officer of the Company shall be at the Purchaser's risk;
- e. The Purchaser only has ownership of the unit(s) he/she purchases and shall not assume ownership of any other portion of the estate save the portion assigned to him;
- f. The common areas of the estate shall be exclusively owned by the Vendor.

5. DELIVERY

- i. Outright Purchase: 6 months after full payment of unit including other fees
- ii. Installment: This shall be within a period of six (6) months after full payment of all fees as agreed herein;
- iii. Delivery of the unit shall be subject to full payment of the purchase price and all ancillary fees payable on the property;

6. TERMINATION

- i. A non-defaulting party may terminate this Agreement when any of the following events occurs:
 - a. Failure of the Purchaser to pay all fees required payable on the unit(s) as and when due and in accordance with the terms of this Agreement;
 - b. Where the Purchaser fails to pay the installment consistently as stated in Clause 4 above;
 - c. discontinues from the transaction before full payment of all fees, without any fault of the Vendor;
 - d. Where the Vendor delays in allocating the duplex purchased by the Purchaser after receipt of all fees from the Purchaser ((including ancillary fees) and the Purchaser having not defaulted in any of the instalments;
 - e. Breach of any of the terms or conditions contained in this Agreement;
 - f. Where the Vendor discontinues from the transaction or fails to perform her obligation contained in this agreement.
- ii. In the event of breach of clause 6(i a&b) above, the Vendor is entitled to terminate the transaction and refund sums paid after attendant deductions of 30% of the amount paid on the property and Five thousand Naira (N5,000.00) only as administrative fees; provided that refund is payable after 45 (forty-five) working days of notification by the Purchaser;
- iii. Pursuant to clause 6(i.c) above, the Vendor shall refund any instalment paid by the Purchaser after deduction of 30% of the amount paid on the property and Five Thousand Naira (N5,000.00) only as administrative fees provided that refund is payable after 45 (forty-five) working days of notification by the Purchaser;
- iv. In the event of a breach of clause 6(i.d) above, the Purchaser shall be entitled to a rental value of the unit after delivery, which shall be calculated at 5% of the purchase price;
- v. In the event of a breach of clause 6(i.e) above, the Purchaser shall be entitled to full refund of the sum paid;
- vi. Pursuant to paragraph 6 above, the Purchaser shall be required to return all original documents receipts, Contracts and correspondences given on the transaction;
- vii. In the event of a breach of clause 6 (i.f), The purchaser shall be entitled to a refund of all sums paid inclusive of the prevailing deposit interest rate.

8. ENTIRE AGREEMENT

a) FEATURES OF THE UNIT:

- i. The unit will have the following:
 - a. Aluminum & Glass Windows Fixed
 - b. Building Will be roofed;
 - c. All exterior works completed.
 - d. House separation fencing will be done.

- e. Perimeter fence/ unit partitioning will be done.
- f. Entrance & Exit Doors Fixed
- g. Interior plastering & Inner Stairways
- h. Electric Conduit Fixed
- i. Cables for electrical works
- j. Burglary proof on the windows
- k. Internal Doors /Kitchen Cabinets
- l. Staircase rails will not be done
- m. Electrical fitting and plumbing works;
- n. P.O.P Ceiling/Floor Finishing or Tiles
- o. Sanitary Ware, Taps, etc
- p. Interior painting

ii. Each unit shall be assigned a minimum of two car parking spaces;

b.

1. Parties have agreed that the consideration shall be as stated below:

- a. Each unit of 4 bedroom Fully-detached (fully finished) at **₦78,000,000.00 (Seventy-Eight Million Naira Only)** outright payment, or **₦81,000,000.00 (Eighty-One Million Naira Only)** installment payment
- b. Developmental fee: **₦5,000,000.00 per unit (subject to review).**
- c. Legal fee: **₦4,050,000.00**
- d. Survey Fee: **₦410,000**

2. That Clients shall make an initial deposit of **₦15,000,000:00 (Fifteen Million Naira Only)** and the balance on the purchase price shall be defrayed within 18 months starting from the date of initial deposit.

3. Payment for the units shall be made in the following order:

- **4 Bedroom Fully-detached (fully finished) at ₦78,000,000:00-unit price (outright payment) or ₦81,000,000.00 (installment) ₦5,000,000:00 developmental fee (subject to review), 5% legal fee and ₦410,000 Survey fee.**
- **₦15,000,000:00 initial deposit (Payable immediately)**
- Balance herein is to be defrayed in 18 monthly installments per unit, per month.

4. Each subscriber shall ensure payment of monthly installments as stated above. Default in payment shall result in an upward review of the purchase price.

The Developer shall ensure delivery of each unit within 6 months of the full payment

9. NOTICE

- a. Any notice to be given under this Agreement shall be in writing and delivered by hand or email to the party at the address shown in the subscription forms provided by the purchaser, or to such an address as the Purchaser may have specified from time to time by written notice to the Vendor;
- b. Such notice shall be deemed received by the Purchaser after 48 hours of dispatch of such notice by the Vendor.

10. ENTIRE AGREEMENT

This Agreement and the document transferred in it together with all other Agreements to be executed shall constitute the whole agreement between the parties on this transaction.

IN WITNESS WHEREOF the Vendor and the Purchaser have here unto set their common seals the day and year first above written.

THE COMMON SEAL OF THE VENDOR ,4POINT REAL ESTATE INVESTMENT LIMITED IS HEREBY AFFIXED IN THE PRESENCE OF:

In Witness Where of the developer has hereunto set its common seal and the subscriber(s)has set his/her/their hand(s)the day and year above written.

SOLE/ FIRST SUBSCRIBER

SECOND SUBSCRIBER

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

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

4POINT REAL ESTATEINVESTMENT LIMITED

Director Sign:

Secretary Sign:

Date.....

Date:

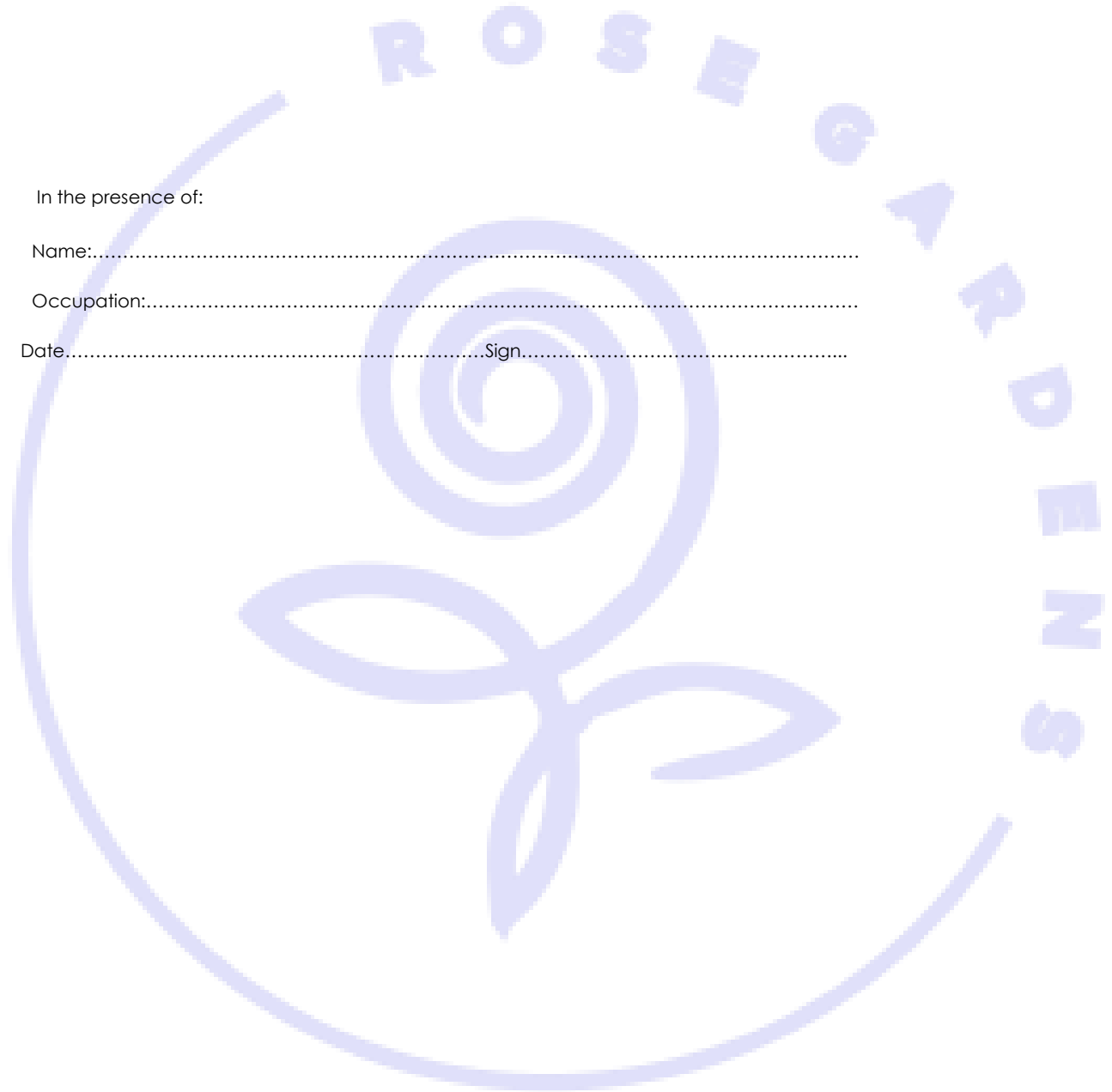
Note: All Cash/Cheque/Draft payments must be paid into our designated company's bank account in favor of 4point Real Estate Investment Limited

In the presence of:

Name:.....

Occupation:.....

Date..... Sign.....



FREQUENTLY ASKED QUESTIONS

- i. **Where is Rose Gardens Magboro?**

It is an Estate located approximately 2 mins 45 seconds off the Lagos Ibadan expressway before Hi-Impact Amusement park, off Lagos-Ibadan expressway, in the Obafemi Owode Local Government Area, Ogun State.

ii. Who is the developer?

4Point Real Estate Investment Limited

iii. What are the different house types available?

- 4 Bedroom detached duplex (with BQ)
- 3-bedroom detached duplex (with BQ)
- 4 Bedroom semi-detached duplex
- 4-bedroom terrace duplexed

iv. What documents do I get after my initial deposit?

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

v. What documentation do I get upon completion of payment?

- Allocation letter and Deed of Partitioning (Apartments)
- Allocation letter and Deed of Assignment (Terrace, Semi-detached and detached duplex)

vi. What general services will 4Point Real Estate Investment Limited make available in the estate?

- Drainage
- Water
- Electrification
- Security gate house
- Adequate car park

vii. In what state will each house unit be delivered?

The units will be delivered in a semi-finished state, which means that 4point Real Estate Investment Limited will finish the entire exterior while each client finishes the interior part of their respective units, except in cases of specific request for fully finished unit(s) by a client.

viii. What happens if I cannot complete payment or default in the payment of monthly installment?

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.

ix. Who oversees the management of the estate?

4Point Real Estate Investment Limited.