



MEDORF EXR
SOLUTIONS

Dariann Court

& DUPLEXES & TERRACES



Inside Olive Park Estate (Opp. LandWey Office),
after Lagos Business School, Off Lekki-Epe
Expressway, Lagos.



**SUBSCRIPTION FORM
AND FAQ**

PERSONAL DATA

YOU ARE REQUIRED TO FILL ALL DETAILS IN THIS APPLICATION

Please affix your
passport photograph
here

Title:

Surname:

First Name:

Other Name:

Sex:

Please tick as appropriate

Male: Female:

Marital Status:

Maiden Name:

Date of Birth:

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Nationality:

Residential Address:

Mailing Address:

Email Address:

Mobile

Home Telephone:

Occupation:

Address (Work/Office):

IDENTIFICATION

International Passport:

Driver's License:

National ID Card:

Permanent Voter's Card:

Identification number:

NEXT OF KIN

Name:

Relationship:

Address:

Phone number:

Email:

PROPERTY OF CHOICE

Fully Detached 4 Bedroom Duplex + BQ

4 Bedroom Terrace

PAYMENT OPTIONS

Preferred Payment Plan:

Outright (0-3 Months)

Others (specify)

Duration (Months):

6

12

Number of units applied for: _____

How did you get to know about us?

Sales person

Online

Referrals

Staff

Others

REFERRAL'S DETAILS

Realtor's Name: _____

Realtor's Email: _____

Realtor's Phone Number: _____

Realtor's ID No: _____

DECLARATION

I/We_____ a subscriber to the Dariann Court do hereby acknowledge my obligation to pay outright/ on a monthly basis, all payment according to my/our payment plan for the unit(s) I subscribed to. I/We also acknowledge the right of the Vendor (MKH Properties Limited) to revoke the unit(s) due to me/us in the event of failure, refusal or neglect to pay as agreed upon for three (3) consecutive months. I/We acknowledge that if any information supplied in this form is found to be false; I will be disqualified from allotment. Any withdrawal of my interest on the unit(s) paid for will be considered within 3 months of subscription and this will attract 40% administrative charge.

All cash/transfer payments must be paid into the designated company's bank in favor of MKH Properties Limited.

ACCOUNT DETAILS

BANK NAME: KEYSTONE BANK
ACCOUNT NAME: MKH PROPERTIES LIMITED
ACCOUNT NUMBER: 1012569381 (NGN) 1012591551 (EUR)
1012569398 (USD) 1012591544 (GBP)

Please your evidence of payment would be required for issuance of payment receipt.

I/We have read and understood all the terms/conditions and so agree.

Signature and Date



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FREQUENTLY ASKED QUESTION (DARIANN COURT)

Q1 What is the name of the Estate?

ANS: DARIANN COURT

Q2 Where is Dariann Court Located?

ANS: Dariann Court is located inside Olive Park Estate (Opp. LandWey Office), after Lagos Business School, Off Lekki-Epe, Expressway, Lagos.

Q3 Who is the developer of Dariann Court?

ANS: MKH PROPERTIES LIMITED

Q4 What title does Dariann Court have?

ANS: Governor's Consent

Q5 What are infrastructures to be put in place?

ANS:

POWER

- 11kV Transformer
- 4 Batt. & 4 Solar Panel
- Soundproof Generator
- Electrical Service

RECREATION

- Gym House
- Swimming Pool
- Green Area
- Common Area

UTILITIES

- 24/7 Water Supply
- Reinforced Closed Drainage
- Security + Cameras
- Plumbing Service

SMART HOME

- Touch Switch
- Voice Control
- Smart Key/Door
- Smart Video Door Bell

Q6 What types of Apartments are available at Dariann Court?

ANS: a) Fully Detached 4-Bedroom Duplex + BQ - **(5 Units)**
b) 4-Bedroom Terrace - **(6 Units)**

Q7

Would there be Documentation fee?

ANS: Yes, for individuals:	For Corporate Bodies
N2,000,000 for Duplex	N4,000,000 for Duplex
N1,800,000 for Terrace	N3,600,000 for Terrace

Q8

What are the prices of Units in Dariann Court?

ANS: See the attached e-flyer.

Q9

What is the Delivery period?

ANS: The delivery period shall be 14 months.

Q10

What is the size of the Apartments?

ANS: Kindly see the Brochure

Q11

Perfection of my purchased property documentation would be done by who?

ANS: MKH PROPERTIES LIMITED would be the one to perfect all documentation as regards DARIANN Court, and allotted fees would be charged on each unit as required.

Q12

What documents would I get after my first initial deposit?

ANS: Invoice, Receipt, Contract of sale .

Q13

What documents will I get after full payment?

ANS: Final receipt, Survey, Deed of Assignment, Certificate of Estate Occupancy and Estate Handbook.

Q14

When will I get all my necessary documents?

ANS: Upon allocation of the subscribed unit(s).

Q15

When will my property be allocated to me?

ANS: Building unit(s) will be allotted to clients who have fully completed their payments in accordance with the delivery period of 14 months.

Q16

Can I resell my apartment?

ANS:

- YES, a subscriber who has paid all fees can resell, however approval must be sought and granted by MKH PROPERTIES LIMITED for proper documentation and transfer of ownership.
- A notice of transfer of interest shall be sent by the purchaser to the vendor for consent.
- The Purchaser and new proposed buyer must complete the unit(s) transfer form after which title documents and agreement will be issued to the new owner(s) by the vendor.
- In the case of transfer, the **Purchaser(s)** shall bear the cost of procuring new survey plan and title deed and any other document required for the transfer of interest. Such costs shall be determined by the **Vendor**. Transfer of title fee shall also be determined by the vendor.

Q17

What happens if I cannot continue with the payment, would I get a refund?

ANS: Refund will be made only after the said unit has been sold, however the refund process duration is 90days, and the refund would be less 40% administrative charges.

Q18

Is there a payment plan?

**OUTRIGHT
PAYMENT**

**AVAILABLE ON
THE E-FLYER**



PAYMENT PLAN

4-BEDROOM FULLY DETACHED DUPLEX + BQ 6-Month Payment Plan

Initial Deposit	1st Month	2nd Month	3rd Month	4th Month	5th Month	6th Month
20,000,000.00	17,500,000.00	17,000,000.00	17,000,000.00	17,000,000.00	17,000,000.00	17,000,000.00

TOTAL (N) 122,500,000.00

4-BEDROOM FULLY DETACHED DUPLEX + BQ 12-Month Payment Plan

Initial Deposit	1st Month	2nd Month	3rd Month	4th Month	5th Month	6th-12th Month
20,000,000.00	9,000,000.00	9,000,000.00	8,800,000.00	8,800,000.00	8,800,000.00	8,800,000.00

TOTAL (N) 126,000,000.00

4-BEDROOM TERRACE 6-Month Payment Plan

Initial Deposit	1st Month	2nd Month	3rd Month	4th Month	5th Month	6th Month
15,000,000.00	10,500,000.00	10,400,000.00	10,400,000.00	10,400,000.00	10,400,000.00	10,400,000.00

TOTAL (N) 77,500,000.00

4-BEDROOM TERRACE 12-Month Payment Plan

Initial Deposit	1st Month	2nd Month	3rd Month	4th Month	5th Month	6th-12th Month
15,000,000.00	7,000,000.00	6,000,000.00	5,400,000.00	5,400,000.00	5,400,000.00	5,400,000.00

TOTAL (N) 82,000,000.00



Q19

Is there a payment policy?

ANS: Yes, all clients are expected to pay the agreed amount monthly in accordance to the payment plan chosen.

Q20

Is there a default policy?

ANS:

- YES, 3 consecutive defaults in payment will lead to a transfer of the unit(s).
- YES, If there is a default in the payment plan subscribed to for three months consecutively, the company (**MKH PROPERTIES LIMITED**) is at liberty to renegotiate the terms of the contract and also has the power to revoke the unit where it is deemed appropriate.
- YES, In the event of revocation or termination, the Vendor shall not be liable to make any refund to the existing purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the unit. For the avoidance of doubts, the Vendor shall not be obliged to procure a third party to acquire the purchaser's interest in the unit.
- YES, Defaulting in payment without one week's notice will result in a 5% interest fee on the outstanding amount of the current month and this will accumulate compound interest.
- YES, In the unlikely event that MKH Properties Limited defaults without any prior communication, affected clients would be compensated (in service charge that will be determined in the future).

Q21**Would there be Service Charge in this Estate?****ANS:** YES, (this would be determined by MKH PROPERTIES LIMITED) later.**Q22****Can I change my apartment if I intend to?****ANS:** NO, apartment types cannot be changed after a duly signed application form has been submitted, processed, and the Receipt and Contract of Sale has been issued.**Q23****Can payments be made to any of your Realtor/Consultant?****ANS:** ALL payments must be made to the company's designated accounts, as payments made elsewhere would **NOT** be honored as a payment for DARIANN COURT.

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TERMS AND CONDITIONS

Sales terms and conditions are subject to review by the vendor without prior notice to the Purchaser(s). The completion of this form and FAQ is not in any way a guarantee of unit(s) of DARIANN COURT, except if a financial commitment is made.

I/WE confirm that I/WE have read and understood the terms of offer and agree to be bound by these terms.

Purchaser's Signature: _____

Date: _____

Purchaser's Name: _____

ANTI-MONEY LAUNDERING DECLARATION

MKH Properties Limited - Declaration relating to the combat against money laundering (AML) and terrorism financing (CFT).

I/We, _____ ("the Client") (please insert the natural or corporate name of the Client above)

Hereby confirms that:

The money paid by the Client to **MKH Properties Limited** Account is not a proceed of crime.

Both the Client and **MKH Properties Limited** are subject to and obliged to comply with all relevant laws, regulations, and lawful orders or directives relating to the combat against money laundering (AML) and terrorism financing (CFT).

MKH Properties Limited has satisfactorily conducted due diligence in respect of any cooperation, collaboration or sponsorship with or by third parties including any individual or corporate financiers of the Client's transactions with **MKH Properties Limited** and confirms that there is no breach of any anti-money laundering law.

The Client has implemented written procedures and control mechanisms to ensure compliance with anti-money laundering laws and regulations regarding the source of the funds for the transactions with **MKH Properties Limited**;

The Client shall indemnify **MKH Properties Limited** for any loss or injury suffered by **MKH Properties Limited** or its employee arising from actions of law enforcement agencies including the judiciary.

Signed by the Client or Client's Representative:

Names: _____

Address: _____

Position/Status: _____

Signature: _____

Date: _____