



The Essential

— ESTATE —



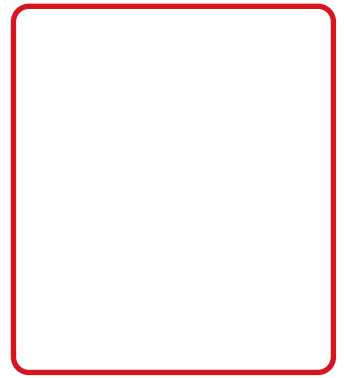
KETU-OMU,
EPE

A DEVELOPMENT OF



DARREN DAVIES
PROPERTIES


SUBSCRIPTION FORM



PLEASE COMPLETE ALL FIELDS IN BLOCK LETTERS

MR: MRS: MS:
SURNAME: FIRST NAME OTHER NAME

NAME AS PREFERRED ON DOCUMENTS

MARITAL STATUS: SEX: DATE OF BIRTH:

HOME ADDRESS:

STATE OF ORIGIN: EMAIL:

TEL NO: NATIONALITY:

OFFICE NAME/ADDRESS:

OCCUPATION: DESIGNATION:

MEANS OF ID: ID NO: EXPIRY:

NEXT OF KIN NAME:

RELATIONSHIP: TEL NO:

PLOT SIZE

1000SQM 500SQM 300SQM NO OF PLOT

PAYMENT PLAN

OUTRIGHT 3 MONTHS 6 MONTHS 12 MONTHS

PLOT TYPE RESIDENTIAL COMMERCIAL

I/We _____ hereby affirm that all information provided as a requirement for the purchase of property in **THE ESSENTIAL ESTATE** is true to the best of my knowledge and any false or inaccurate information given by me may result in the decline of my application

Signature _____ Date _____

TERMS AND CONDITION

- I. The property forming subject matter of allotments is located in **KETU-OMU, EPE, LAGOS NIGERIA**
- II. **THE ESSENTIAL ESTATE** is a development of **DARREN DAVIES PROPERTIES**.
- III. **THE ESSENTIAL ESTATE** is designed a residential serviced estate and will be managed by the company. The company shall be providing **(Perimeter fence, security gate house, road network, drainages, electricity, clean water and other facilities to enhance healthy living)**
- IV. By filling this form you have indicated interest to purchase plot(s) from the estate, completely filled form can be submitted through any of our partners, to our office or via email:
info@darrendavies.com.ng
- V. Plots are available in sizes of 300SQM and 500SQM
- VI. The Price per plot size of 300SQM is **N1,200,000** and 500SQM is **N2,000,000**
- VII. The minimum initial deposit for subscription shall be a sum of **N500,000**
- VIII. You can pay on installments as below

<i>300sqm</i>	N1,500,000	<i>(outright payable within 3month without interest)</i>
<i>500sqm</i>	N2,000,000	<i>(outright payable within 3month without interest)</i>
<i>6months</i>	N2,500,000	
<i>12months</i>	N3,000,000	

Commercial plots attracts 20% extra
- IX. Other financial considerations

• <i>Registered survey and deed of assignment</i>	N500,000
• <i>Development levy</i>	N1,000,000
• <i>Corner piece attracts additional 20%</i>	
- X. Upon completion of payment for land only, subscriber will get
 - *Receipt of complete payment*
 - *Contract of sales*
- XI. Upon complete payment of document and development, subscriber will get
 - *Duty signed Deed of assignment*
 - *Copies of Survey*
 - *Letter of allocation and physical allocation*
- XII. Physical allocation of unit(s) to allottees shall only take place after completion of payments and other statutory fees. Please note: Allocation are done in batches
- XIII. The subscriber upon making initial deposit will receive initial deposit receipt and for every payments made into the banks accounts provided by **DARREN DAVIES PROPERTIES**.
The property is a Mixed use Regularization Area, has registered survey and deed of assignment. Upon title perfection which will be global certificate of occupancy in the name of the company, The Company shall pay 50% of the assessment fee and other 50% will be shared among all subscribers of the estate ▪

- XIV. Subscribers can pay in full or installment, after the initial deposit, the balance will be prorated for the number of months as agreed, payment is expected at least on the last day of each months.
- XV. Non-payment of installment without prior notice (written via email) will attract 10% of the expected amount, and where such payment is defaulted 3 consecutive months, it will be considered a breach of contract and the company has the right to terminate such contract and make refund on the amount paid less 25% (20% Administrative and 5% default fees)
- XVI. In the event of refund, you are required to give the company 3months notice to process your refund request. The refund shall be processed and be paid accordingly less 25% (Administrative fees.)
- XVII. You can sell your plot(s) provided you have made complete Payments, selling can be done directly or the company sells on behalf of the client. The process of resale are as follows:

- In whatever circumstance of sale, you send email notifying the company of your intention to sell, detailing whether you wish to sell directly or through the company, where such email should be sent to **info@darrendavies.com.ng**
- Selling directly, the company will only charge the new owner a registration fee of 5% of the transactional value (value property is sold to the new owner) and the new owner makes payment for documentation (Deeds of Assignment and Registered Survey) in its current value.
- In engaging the company to sell, the company will look for a suitable buyer to purchase the said (plots) of land at the current market value within 3 months. However, the company will deduct 20% agency and transactional fee, the balance will be paid to the client (seller)

XVIII. Construction of building on your plots are done with given building restrictions. Residential houses will be in designated area for residentials and commercial building in the designated area for commercial. No building of tenement house (also known as face me and face you) type will be allowed

XIX. All payment should be in favour of **DARREN DAVIES INVESTMENT LTD.**

Account name:	DARREN DAVIES INVESTMENT LTD		
Account number:		1220298130	
Bank Name:	ZENITH BANK		5610080203 FIDELITY BANK

XX. ACCEPTANCE AND UNDERTAKING

I _____ whose particulars are as stated in the attached application form do hereby affirm that I have read and clearly understand the above stated terms and conditions of this offer. Sequel to this, I hereby accept this offer and undertake to pay out rightly or as specified on monthly installment due on my payment plan for the property subscribed for by me. I certify that the information given above is true and correct to the best of my knowledge.

SIGNATURE

DATE

REFERRAL NAME: _____
TEL: _____ EMAIL: _____