



Palms Abode

...a blend of technology and nature

 Agbowa, Ikorodu

www.plauditrealities.com

 **PLAUDIT**
Realities & Investment Ltd
... committed to you.

Application Form

Personal Information

Title:

Surname:

Affix Passport
Photograph

First Name:

Other Name:

Residential Address:

Mobile:

Date of Birth:

Email:

Marital Status:

Sex:

Nationality:

Place of work:

Occupation:

Means of Identification:

Signature:

Next of Kin Information

Name of Next of Kin:

Relationship:

Email:

Mobile:

Corporate Address:

Property Information

Plot Size: : 500sqm: Number of Plots:

Initial Payment:

Outright (0 - 3 Months Interest Free): Installment: (4-6months - 3,000,000):

(6-12months - 3,500,000):

Reason for purchase: Investment: Residential:

300SQM

Property Information

Plot Size: 300sqm: Number of Plots:

Initial Payment:

Outright (0 - 3 Months Interest Free): Installment: (4-6months - 3,000,000):

(6-12months - 3,500,000):

Reason for purchase: Investment: Residential:

Referral Details:

Name:

CID Number:

Email:

Mobile:

Date of Birth:

Declaration

I/We hereby declare that I/We understand the terms and conditions regarding this purchase and to fully abide by same.

I/We make this declaration consciously believing all the information provided to be true.

I/We further declare that the information given in this application form is true and correct to the best of my/our knowledge and no material had been concealed. All payment should be made in favor of **PLAUDIT REALTIES AND INVESTMENT LTD.**

Signature:

For Official Use Only

Realtor's Name:

Mail:

Group:

Phone Number:

Terms and Conditions for Gold City

Please read these Terms and Conditions carefully before fully subscribing to the Estate by appending your signature.

Your confirmation of subscription on is dependent on your acceptance of these terms and conditions. Terms apply to all purchasers, their heirs, assigns and successors in title.

By signing these terms, you agree to be bound by same.

The Terms are as Follows:

1. The transaction on process are as follows:

- Client inspects the Land or appoints a representative to attend on his behalf.
- Client fills the subscription form and signs
- Execution of the terms and conditions or subscription
- Payment for Land
- Collection of Contract of sale
- Collection of Survey
- Collection of Deed of Assignment
- The Client signs the Contract of Sale and returns a copy to the office
- Payment for Survey and Documentation.
- Physical Allocation on of plot(s) and issuance of allocation letter
(Please note: Allocation is done in batches, within 6 months of completion of payment).

2. Upon subscription, you are required to fill in your personal contact details (phone number and email) on your subscription form to enable us give necessary information with respect to your property as against going through your representative

3. The Company will not be liable for information not received by you as a result of breach of clause 2 above

4. The only party recognized by the Company in receiving instructions and execution of documents as regards the property is the Purchaser and, in the event, where the Client intends to delegate that responsibility to a third party, a written instruction either in a letter form or an official email has to be sent to the Company's official email address before such third party can be recognized.

5. WHAT IS THE SIZE OF THE LAND?

500sqm (Square meter) - N2.8M

300sqm (Square meter) - N1.9M

6. WHAT ARE THE FEATURES /NEIGHBOURING LANDMARK AROUND IT?

- (a) Epe Resort & Spa
- (b) Alaro City
- (c) St Augustine University
- (d) Otedola Housing Estate
- (e) Yaba College Epe Campus
- (f) Epe General Hospital
- (g) Food & Logistics Hub Epe

7. Infrastructure levy to be determined in the future and the following to be provided by the company subject to the payment of the infrastructure levy

- Fibre Internet
- Technology Hub
- 24 Hrs Security
- Surveillance (CCTV) Camera
- Covered Drainage
- Smart Homes
- Paved Roads
- Electricity
- Street Lights
- Solar Lightening System (Optional)
- Recreational Facility

8. The Payment structure for (500 & 300 sqm) inclusive Survey and Deed of assignment are as follows:

500sqm	-	N2.8M
300sqm	-	N1.9M

PAYMENT PLAN OUTRIGHT PAYMENT

0-3 Months is treated as outright

4-6 Months - N3M

6-12 Months - N3.5M

9. Where the client fails to complete his/her payment within the 3 Months Interest free plan, the client shall be automatically moved to the next available payment plan (6 Months). Where the client fails to complete his/her payment within the 6 Months Interest fee plan, the client shall be again moved to the next available payment plan (12 Months).

10. Where client cannot complete his/her payment or seeks for a refund:

A refund may be made on the following conditions:

(a) In the event where client fails to complete payment of the land within 12 Months, the company shall be entitled to revoke the sale and refund monies paid by the client less 40% being administrative charges.

- The Company will be allowed a Ninety (90) days period to process the refund.
 - In all circumstances where payment has been made to the company, refund can only be done within Ninety (90) days, with 40% less administrative charge.
11. The company envisages a period of 4 years for development of infrastructure within the Estate, subject to the prompt payment of statutory fees by Subscribers.
 12. The Company shall reserve your subscribed plot(s) upon receipt of your deposit note that allocation letter shall only be issued upon full payment for the subscribed plots.
 13. Is there any restriction as to the type of Building I can erect on the land?
You are expected to build residential houses within the area so designated for such and build commercial houses in area designed as commercial. Shops in residential houses are however not allowed and building of tenement house type (otherwise known as face me and face you are not permitted in the estate.
 14. You can sell your plot provided that you have completed payment for the land. However, **PLAUDIT REALTIES AND INVESTMENT LTD** must be put on notice.
Note that 10% administrative service will be charged.
We would require you to comply with the transfer of ownership guideline of the company.
 15. The process of resale is as follows:
 - You are required to send an email notifying the company of your interest to sell, for the purpose of estate records, management and administration.
 - Provided all financial obligations to the Company (payment for land) must have been completed. The cost of transaction is borne by parties to the transaction. The new owner shall be required to make payment for documentation (Deed and Survey) to retain the new ownership.
 - The (PURCHASER) is subject to pay a maintenance fee of his property to be determined in the future, (If the property is under developed)
 - Provided the (VENDOR) secures a CERTIFICATE OF OCCUPANCY for (PALM ABODE), the (PURCHASER) shall pay an additional sum to this regard, to be determined in the future.
 - Upon resale, the Client (as seller) must deliver all original copies of documents issued to him/her to the new owner
 16. All cash payments should be made to **PLAUDIT REALTIES AND INVESTMENT LTD** Account No: **1013111354, Keystone Bank** and **PLAUDIT REALTIES & INVESTMENT LTD** Account No: **0007022686, TAJ Bank**, Otherwise, we shall not accept any responsibility for any liability that may arise, as result of deviation from the above condition.
 17. The Purchaser shall bear the cost of perfection of his title at the Lagos State Lands Registry, Alausa. Provided if the (VENDOR) secures a CERTIFICATE OF OCCUPANCY for (PALM ABODE), the (PURCHASER) shall pay an additional sum to this regard, to be determined in the future.

- 18. The parties' warranty that the Company shall not be liable for damages in tort or under Criminal Code and Laws of the Federal on for any deposit(s) which is illegal or questionable.
- 19. That the funds deposited with the company is not proceeds of a crime; and further undertake to indemnify the company for any loss or damage that may be suffered by the company arising from any criminal investigation on, prosecution on by a law enforcement agency or civil claim by a third party arising from the source, means or nature of the funds deposited with the company.
- 20. The Purchaser shall as from the date of allocation and pay charges and all outgoings whatsoever imposed by the Federal, State or Local Government on the property.
- 21. The real estate industry is a dynamic one, hence change is inevitable. However, **PLAUDIT REALTIES AND INVESTMENT LTD** will try to maintain the stability of variables within its control while any change, amendment or modification on shall be communicated to subscribers. Such communication shall be via letters, electronic mails, fax short message service (SMS), handbill, posters, and any other Client having been sent to the subscribers' last given address.
- 22. **I HEREBY AFFIRM THAT I HAVE READ AND UNDERSTOOD ALL THE TERMS, CONDITIONS AND INFORMATION CONTAINED HEREWITH ALONGSIDE THE ATTACHED APPLICATION FORM. I AGREE THAT THE ABOVE TERMS ARE TO BE READ CONJUNCTIVELY WITH OTHER CONTRACTS WHICH I MAY EXECUTE WITH THE COMPANY. I COVENANT TO BE BOUND BY THE SAID TERMS AND CONDITIONS.**

Subscriber's Name:

Signature:

Date: