

■ Subscription Form

Form Fee N, 1000
(Non Refundable)

Surname :

Other Names:

Residential Address:

.....

Date of Birth: Sex :

Nationality: State of Origin/City:

Occupation :

Telephone Numbers:

Office Address:

E-mail Address: Postal Address:

Banker:

Next of Kin:

Address :

Tel :

Affix Passport

PLOT OPTION(S) NUMBER OF PLOT(S)

HOUSE TYPE 2 BEDROOM BUNGALOW 3 BEDROOM BUNGALOW DUPLEX

I.....hereby affirm that the information provided above in partial fulfilment of terms of purchase of the CITY PARK 2, Mowe-Ofada is true.

.....
Signature and date

Note: All Cash/Cheque/Draft payments must be paid into our designated company's bank account in favour of Propertymart Real Estate Investment Ltd.



Head Office: IA, Dipo Awolesi Street, Off Adekunle Banjo Avenue, Magodo G.R.A, Phase 2, Shangisha-Lagos. Tel: 01-9504731, 01-8957907, 08034852511, 08028864448

Abuja Office: Israel House, Pent House 1, Plot 1077, Ademola Adetokunbo Crescent, Nitel Junction, wuse 2, Abuja. Tel: 09-8761187

Branch Office: Block 81, Plot 10b, Bashiru Shittu, Magodo G.R.A, Phase 2, Shangisha-Lagos. Tel: 01-8129729

E-mail: info@propertymartltd.com **Website:** www.propertymartltd.com

1. **WHERE IS CITY PARK 2?**
City Park is situated at Ofada, Mowe area of Obafemi Owode Local Government of Ogun State.
2. **WHO IS THE DEVELOPER OF CITY PARK 2?**
PROPERTYMART REAL ESTATE INVESTMENT LTD.
3. **WHAT IS THE PRICE PER PLOT /PAYMENT SCHEME?**
N650,000 outright payment only @ promo price.
4. **WHAT DO I GET AFTER THE PAYMENT?**
A starter pack comprising Receipts, Sales Invoice, Letter of Acknowledgment, Deed of Contract, Provisional Survey Plan, Provisional Letter of Allocation, Deed of Assignment and Restrictive Estate Covenant.
5. **CAN I PAY A DEPOSIT AND PAY THE BALANCE ANY TIME WITHIN THE DURATION OF TENURE?**
City park is strictly design as an outright purchase product.
6. **CAN SOMEBODY PAY ON MY BEHALF?**
You are permitted to instruct anyone to pay on your behalf, provided that the bank deposit slip (in the case of payment into account) is in subscriber's name, failure to which PropertyMart will not be obliged to subsequently register the payment in the subscriber's name.
7. **WHAT OTHER PAYMENTS DO I PAY APART FROM THE PAYMENT OF THE LAND?**
Survey Fee N80, 000 (Subject To Review)
Legal documentation - N20,000 (Subject To Review)
Premium/Developmental Fee-N300,000 (Subject to review)
8. **WHAT WILL THE DEVELOPMENT FEE BE USED FOR?**
For the provision of infrastructural facilities within the Estate
9. **WHEN ARE I EXPECTED TO PAY MY DEVELOPMENT FEE?**
You are expected to pay your developmental fee 3months after you have paid all payables(N650,000 for the land and N100,000 for survey and documentation) and you have taken physical possession of your plot.
10. **WHAT FACILITIES SHALL BE AVAILABLE AT THE ESTATE?**
Perimeter Fencing, Good Road Network, Green Beds, Street Lighting, Electricity, Security Post, Recreation Centre
11. **IS THE DEVELOPMENTAL FEE PAID AT ONCE?**
Yes, but you can also pay instalment by spreading it up as long as 24 months by paying N12,500 monthly
12. **WHAT IS THE SIZE OF A PLOT AT CITY PARK 2?**
100ft by 50ft (500sqm)
13. **WHAT HAPPENS IF A LESSER OR BIGGER PLOT IS ALLOTTED TO ME?**
In the case of a bigger or lesser plot, a sum equivalent to the size of shortage or excess multiplied by price per square metres will be refunded or demanded.
14. **IS THERE GROUP ALLOTMENT?**
Yes, group allotment is permissible in the case of registered co-operative societies or companies or such other associations as are permissible in the eyes of PropertyMart.
15. **AM I ALLOWED TO LEAVE MY ALLOCATED PLOT UNDEVELOPED FOR AS LONG AS I CARE?**
Subscribers are expected to commence appreciable development of their properties within 6 months of receiving their Letters of Allocation, failing which they stand the risk of having their plots reallocated to other subscribers who are ready to develop while the delaying subscriber will be allocated another plot within the estate.
16. **CAN I COMMENCE DEVELOPMENT ON MY PLOT BEFORE I CONCLUDE PAYMENT OF THE DEVELOPMENTAL FEE?**
Subscribers are encouraged to commence development on their plot(s) before conclusion of payment of the Developmental fee.
17. **IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?**
Allotees are encouraged to take possession and develop their plot(s) within a year of allocation in order to control weeds; also in a case where the land is left un-kept, the operator will keep the land tidy and expenses incurred will be transferred to you.
18. **CAN I BUILD ANY DESIGN OF MY CHOICE?**
Yes, but Provision Of shop(s) in residential house(s) and building of tenement house type (popularly known as face me -face you) are not permitted
19. **AM I ALLOWED TO PUT LOCKUP SHOPS IN FRONT OF MY HOUSE?**
NO! There is a dedicated zone for commercial activities.
20. **DOES CITY PARK GARDEN HAVE A CERTIFICATE OF OCCUPANCY?**
PropertyMart Real Estate Investment Ltd have obtained an approved C of O(certificate of occupancy) by the Ogun State Govt
21. **IS THERE ANY ENCUMBRANCE ON THE LAND?**
We are proud to say that the land is free from every known government acquisition or interest and no adverse claimant i.e. 'NO OMO ONILE WAHALA'.
22. **WHAT OTHER ESTATES OR INSTITUTIONS SURROUND CITY PARK WITHIN 2-3KM RADII.**
Palms Garden *Nestle Foods *Gateway Asphalt *UAC *Chrisland University *Union Home Estate *KICC University
23. **WHO SEES TO THE MAINTENANCE OF THE ESTATE?**
PropertyMart Estate Management Unit
24. **WHAT HAPPEN IN CASE OF OVER SUBSCRIPTION**
This rarely happen because we keep a good record of our subscription, but in case this happens you will be allocated in our other scheme

THIS AGREEMENT is made this day of2011 BETWEEN PROPERTYMART REAL ESTATE INVESTMENT LIMITED of 1, Dipo Awolesi Street, Off Adekunle Banjo Avenue, Magodo G.R.A Phase 1, Shangisha, Lagos State hereinafter referred to as the "vendor" and

..... ofhereinafter referred to as the "purchaser".

In consideration of the mutual covenants contained herein and received, and with the intent to be legally bound, vendor and purchaser hereby agree as follows:

1. Vendor agrees to sell and convey to purchaser, and purchaser agrees to purchase from the vendor..... Plot of land situate within Citipark Estate Scheme II in Sagamu/Papalanto Expressway, Pofuwa Village in the Sagamu Local Government Area of Ogun State.
2. That the size of each plot to be purchased shall be 500 square metres (or 100x50 feet).
3. The purchase price per plot shall be ₦650,000.000 (Six hundred and Fifty Thousand Naira).
4. That payment shall be made either by issuing a cheque in favour of the vendor or a cash deposit paid by the purchaser directly into the vendor's account.
5. Upon completion of payment, the purchaser shall pay for survey and documentation in the sum of one hundred thousand naira (₦100,000.00) per plot (subject to review). This may be made in due time in order to facilitate the timely issuance of purchaser's title document (including DEED of ASSIGNMENT).
6. The purchaser covenants to pay bank charges accruing from purchaser's dishonoured cheques to the vendor, if any.
7. The purchaser shall pay development fees in the sum of ₦300,000.00 (three hundred thousand naira) only (subject to review), upon grant of allocation which shall not exceed the agreed duration of this agreement (i.e. 24 months) after full payment. This may be paid instalmentally for a period of 24 (twenty four) months at the rate of ₦12,500.00 (twelve thousand five hundred naira) monthly
8. Where the purchaser defaults in its instalmental payments for 3 (three) consecutive instalments, the purchaser's shall have his subscription revoked and shall be liable to pay ₦7,500.00 (seven thousand five hundred naira) administrative expenses and 15% of the overall cost of the land as agency fee to the vendor.
9. Any cash given to any agent or marketer by the purchaser on behalf of the vendor shall be at the purchaser's risk.

IN WITNESS WHEREOF the vendor has hereunto set its common seal and the purchaser has set his hand the day and year first above written.

THE COMMON SEAL OF THE VENDOR IS HEREBY AFFIXED IN THE PRESENCE OF:

DIRECTOR

SECRETARY

SIGNED, SEALED AND DELIVERED
by the within named purchaser

.....
In the presence of:

NAME: _____

ADDRESS: _____

OCCUPATION: _____

SIGNATURE: _____ DATE: _____

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DIRECTOR

SECRETARY

SIGNED, SEALED AND DELIVERED
by the within named purchaser

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In the presence of:

NAME: _____

ADDRESS: _____

OCCUPATION: _____

SIGNATURE: _____ DATE: _____