



**TERMS AND CONDITIONS OF SUBSCRIPTION TO  
VATICAN GARDEN ESTATE  
ENUGU LIFESTYLE AND GOLF - CENTENARY CITY**

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

**Your confirmation of subscription by the Company is conditioned on your acceptance of and compliance with these Terms. These Terms apply to all Clients and successors in title to the said land**

**By signing these terms, you agreed to abide by the Terms. If you disagree with any part of the terms you're advised against subscribing.**

**WHEREAS:**

1. Ceeplatprofile the Vendor is a limited liability company incorporated under the relevant laws in Nigeria and carrying on the business of real estate brokerage development and management.
2. The Vendor is the owner/ developer of Real Estate projects such as VATICAN GARDEN ESTATE PHASE 1 & 2 ASABA AND VATICAN GARDEN ESTATE CENTENARY CITY ENUGU.
3. VATICAN GARDEN ESTATE is situated beside CENTENARY CITY ENUGU in Obeagu/Amichi environs in Enugu North LGA. It is an estate comprising of a large expanse of land, measuring over 4 acres of land and proposed estate with infrastructure and other amenities. Plots of land in VATICAN GARDEN ESTATE CENTENARY CITY ENUGU are available for sale to the general public at a moderate rate with variety of payment options.
4. The estate is subdivided into two different plot sizes of 460sqm and 300sqm offering at different prices for outright payment and installment plans, therefore upon filling your Subscription form, you must indicate the size and the payment plan you want.
5. Corner piece plots attract additional 10% charges of the selling prices  
Commercial plots also attract additional 10% charges of the selling prices.
6. When you are on installment payment plan, after your initial payment, you are expected to pay the balance on monthly basis within the stipulated time frame you selected. Non-payment of the total as at when due will be regarded as fundamental breach of agreement and be treated as follows;
  - i. This breach attracts an additional five percent (5%) of the outstanding balance as default fee.
  - ii. When the default spans for a period of three (3) months after the due date or where the payment on record at the expiration of the three (3) months is less than an amount equivalent to sixty percent (60%) of the property price, the company shall be entitled to revoke the sales and make a refund deducting thirty percent (30%) administrative charges.

- iii. If you cannot complete your payment, a refund can be made, however any refund will be made on the following conditions;
- Early notification to the company of your inability to continue with the payment
  - Refund will be made less 30% administrative charges.
  - The vendor will be allowed a 3-month period to process the payment.
  - The refund will be made immediately after such plot has been resold.

**7. LEGAL DOCUMENTATION FEES**

The purchaser/Client will pay for the following documentation fees per plot

- A. Survey fee for plot size (460sqm) **N160, 000** and 300sqm **N160, 000** per plot
- B. Deed of assignment fee **N50, 000** per plot
- C. Plot Allocation fee **N50, 000** per plot
- D. Development Levy of **N1, 000, 000** per plot which will contribute to the provision of the following infrastructures
  - Drainage Systems
  - Electricity/Electric Poles
  - Security Cams
  - Street Lamp Poles
  - Access Road
  - Road network.
  - Perimeter Fencing and gate house.

8. **PHYSICAL ALLOCATION OF PLOT(S):** Your plot(s) will be allocated only when;
- (i) Full payment for the plot of land has been made
  - (ii) Payment for the deed of Assignment, Allocation fee and Survey Plan is completed

9. **FENCING OF INDIVIDUAL PLOT/S:** At this stage your plot fencing is expected to commence within ninety (90) days after physical allocation of plot/s.

10. **CONSTRUCTION:** Building construction can commence only after your development Levy is fully paid and the building plan approval has been approved by the State Government's appropriate authorities and being confirmed by CEEPLATPROFILE LIMITED.

11. The Estate layout is in block sections and you are permitted to build your own choice of building design but limited to the following specifications i.e. raised bungalow, detached or terrace houses (duplex). Note, "face-me-I-face-you (tenement building) block of flats and high-rise houses will not be permitted. All building designs must conform to the required set back according to the building control law of the estate and all building designs must be submitted to the company for sighting and confirmation before you proceed for Government approval.

12. **FENCING PATTERN:** The Purchaser (individual) fencing pattern will be uniformed as provided by the company and must be a see through fence for security reasons.

13. **ROOFING:** The Estate layout is in block sections with different roofing colors to be allocated to each block accordingly.

You are permitted to put your choice of building design but your roofing color will conform to the specified color for the block you belong to.

14. **RE-SELL:** You can only re-sell your plot only when you have paid up your Survey fee, Deed of assignment fee and Allocation fee for your plot/s except the development levy. However, consent must be sought in from and granted by CEEPLATPROFILE LIMITED and such consent will not be withheld by the Company.
15. **RE-SELLING YOUR PLOT:** Re-selling your plot can be done either by direct selling (you) or by the Company on your behalf.
16. **The process of resale is as follows;**
  - i. In whatever circumstance of sale, you send an email notifying the company of your intention to re-sell, indicating directing selling or company sales.
  - ii. **CEEPLATPROFILE LTD** reserve the right to be the first bidder and is ever ready to buy back your plot at the current price. Emails for this purpose should be sent to [info@ceeplat.com](mailto:info@ceeplat.com)  
Any notice which does not conform to the above prescribed mode of communication shall be regarded as null and void.
  - iii. Upon re-sell, the Client (as Seller) must deliver all original copies of documents issued to him to the new owner and/or the Company.
17. **AMENDMENT:** The real estate industry is like a dynamic one, hence change is inevitable. However, CEEPLATPROFILE will try to maintain the stability of variables within its control. When there is any change, amendment or modifications, it shall be communicated to subscribers. Such communication shall be via letters, emails, short message service (SMS), handbill, posters, and any other means of communication. Correspondence shall be deemed to have been received by the Client having been sent to the subscribers' last given address.
18. **DIRECT SELLING:** For selling directly; all financial obligations to the Company (payment for land) must have been settled. The cost of transaction is borne between parties to the transaction while the Company charges only the new owner a registration fee of 5% of the current market value of the property, and the new owner makes payment for documentation (Deed and Survey). - where there are outstanding payments to be made, and there is no arrangement to settle them, the company will as of necessity effect the sale on your behalf, deduct all outstanding fees and 10% agency fee of the current market value of the land, while the remaining proceed is paid to the client. The new owner is obligated to pay for documentation (Deed and Survey) subsequently.
19. **LAND BANKING:** Note that land banking is not allowed in the VATICAN GARDEN ESTATE CENTENARY CITY ENUGU
20. **INDIVIDUAL DEVELOPMENT TIME LINE:** Individual plot development time line is maximum of Three (3) years.
21. **COMPANY DEVELOPMENT TIME FRAME:** The Company's development timeline for infrastructure within the Estate is between 6months – 2 years.

**22. MODE OF PAYMENT**

All cash or transfer payments should be made to **CEEPLATPROFILE LIMITED** at its designated banks. Otherwise, cheque(s) should be issued in favour of **CEEPLATPROFILE LIMITED**. We shall not accept any responsibility for any liability that may arise, as result of deviation from the above condition. We strongly advise you against doing cash transaction with any of our realtors or staff.

**23. WITHDRAW/TERMINATION**

Should the purchaser wish to withdrawal from this contract or terminate this agreement at any point in time he/she shall communicate same in writing to the vendor and give the vendor a ninety (90) days' notice of his/her intention to withdrawal/ terminate. Such withdrawal/ termination will attract an administrative charge of 30% of the consideration of the land.

**24. NOTICE**

Any notice required to be given hereunder shall be in writing and may be hand delivered, sent by courier service, registered mail, facsimile and mail transmission to the address of the recipient herein specified or such other address fax number or electronic mail address duly notified to the other party in writing

**25. THEREFORE, THAT I HAVE READ AND UNDERSTOOD ALL THE TERMS HEREWITH AND IS ACCEPTABLE AND CONSENTED TO BY ME AND TO BE BOUND BY SAME.**

**26. Write your name, sign and put date on the column provided below.**

**Subscriber's name**

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