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**AFFIX TWO (2)  
RECENT  
PASSPORT  
PHOTOGRAPHS**

## 3 BEDROOM DETACHED BUNGALOW SUBSCRIPTION FORM

### VATICAN GARDEN ESTATE PHASE 2 ASABA

Please complete all Fields in **BLOCK LETTER**

**SUBSCRIBER'S INFORMATION**

\*Date

\*Preferred Name for title preparation

\*Name   
 Mr./Mrs./Chief/Dr./Barr.  (Surname)  
 (Middle name)  (First name)

\*Phone Number  or

\*Marital Status Single  Married  Others (Specify) \_\_\_\_\_ \*Sex Male  Female   
 (Surname) (Middle Name)

\*Name of Spouse    
 (First name)  \*Spouse Tel

\*Nationality Nigerian  Others(specify) \_\_\_\_\_ \*Occupation

\*Employer

\*Residential Add

\*Office Add

L.G.A  City/Town  \*State

\*Country of residence

\*Email \_\_\_\_\_

**\*Next of Kin**

\*Name

\*Residential Add

L.G.A  City/Town  \*State

\*Tel  Email

\*Number of units:  \*Number of Rooms   
 \*PAYMENT PLANS: Outright  6 months  12 months  18 months   
 \*Selling Price: ₦  \*Purchase Price: ₦  \*Initial Payment: ₦

I.....hereby affirm that all information provided as a requirement for the purchase of property in Vatican Garden Estate is true and any false or inaccurate information given by me may result in the decline of my application.

\*Signature \_\_\_\_\_ \*Date

REFERRED BY:  Date

REFERRER'S ID:

REFERRER'S  PHONE: SIGNATURE \_\_\_\_\_

**Please go Through this Terms and Conditions Carefully and Sign before making payment**

## TERMS AND CONDITIONS

Please read through these Terms and Conditions carefully before subscribing into the Estate by appending your signature and before making any payment.

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 estate

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.

1. The Property forming subject matter of allotments Vatican Bungalow is an off plan sales project inside Vatican Garden Estate phase 2 Asaba, located behind Asaba Airport and beside Immigration office, Ibusa- Asaba Delta State.
2. VATICAN BUNGALOWS is solely powered by CeeplatProfile Limited owners of Vatican Garden Estates.
3. CeeplatProfile Limited is and will remain the managing company of Vatican Garden Estate and the Residents/Allottees will be organized into the estate management system for convenient, corporation and smooth administration of the Estate.
4. Purchasing of Vatican Bungalows begins with obtaining a subscription form from any of our offices, website or partners, fill and submit same to any of our offices or through any of our partners.
5. Be advised that filling and submission of subscription form does not create a contract between an applicant and Ceeplatprofile Ltd as to make the Company bound to sell the house to the applicant. The aforementioned acts by the applicant is only an indication of an intention to purchase a property from The Company. Ceeplatprofile Ltd reserves the unequivocal right to refuse an application if it doesn't meet requirements.

**OUTRIGHT PAYMENT**

6. The outright purchase price of the property (see attached flyer for the prices)
7. **Off Plan Sales:** A client on full payment (inclusive of all documentation fees), shall receive his/her full title documents within 2 weeks and will receive the house key upon the completion of the building within 3 months from the time of payment.
8. **Off Plan Sales:** A client on full payment (without documentation fees), will receive contract of Sales agreement, payment acknowledgement letter and payment receipt as first hand documents upon payment and will receive the full title documents when the documentation fees and infrastructural fees are fully paid.

9. **NOTE:** upon the completion of the house, the handover of keys can only be done when all payment for documentations are fully paid.
10. Readymade Structure: When the client makes a full payment (inclusive of all documentation fees), the purchaser shall be entitled to his/her house keys immediately but will get title documents with 2 weeks from the date of payment.

#### **INSTALMENT PAYMENT PLAN**

11. Instalment payment price is according to your preferred payment plan and every payment plan structure is with an initial deposit of N6,000,000 (Six Million naira only) or more as you wish.
12. Complete allocation or hand over of building unit(s) to Allottee(s) shall only take place after the completion of payment with documentation fee.
13. The subscriber upon making initial deposit will be given a Contract of Sales agreement, acknowledgement letter and payment invoice.
14. The subscriber will receive receipt for every part payment made into the bank accounts provided by Ceeplatprofile Ltd.
15. **NOTE:** upon the completion of the house, the handover of keys can only be done when all payment both documentation and infrastructural fees are fully paid.
16. The prices per unit of 3 bedroom detached bungalow in VATICAN GARDEN ESTATE PHASE 2 ASABA is N25, 000, 000 but is subject to be reviewed down wards or up wards based on the choice of features the subscriber want or do not want in the building.

#### **FEATURES TO BE PROVIDED**

- Stone coated roof
  - Excellent drainage system
  - Individual fencing
  - P.O.P in all ceiling areas
  - Tank Stand
  - Sucker away system
  - Wardrobes and kitchen cabinets
  - Marble Tile floor finishing
  - All rooms en-suite
  - Interlocking paving.
17. **NOTE:** You are only permitted to make your choice of changes/adjustment on the interior part of the building and not permitted to makes any form of changes/adjustment on exterior part of the building.

#### **OTHER ADDITION PAYMENTS INCLUDES**

18. (1) Survey fee - ₦160,000 (2) Deed of agreement - ₦100,000 (3)
19. Infrastructural fee- ₦500, 000
20. The minimum deposit for subscription is the sum of ₦6,000,000.
21. **NOTE:** All the above mentioned other fees are subject to review up wards.

#### **MANAGEMENT/MAINTANACE FEES**

22. **NOTE** there shall be a prescribed estate management and maintenance fees in the future.
23. We strongly advise that all payments should only be made to Ceeplatprofile Ltd through its designated bank accounts, VATICAN GARDEN ESTATES. Alternatively, cheque(s) may be issued in favour of VATICAN GARDEN ESTATES. The company shall not accept any responsibility for any liability that may arise as a result of deviation from the above directives.

#### **RE-SALE**

24. You can only re-sale your building only after you have made your full payment and other necessary fees, otherwise you are only entitled a refund of your purchase payment, less 30% administration fee.
25. The subscriber (Vendor) with the interest to re-sale must communicate the company in writing.
26. Either direct sales or company sales, all sales process including payment must pass through the company and if the vendor has any payment outstanding, it will be deducted, the agreed commission be deducted and balance sent to his or her account.
27. Upon re-sell, either direct sale or by the company the Client (as Vendor) must deliver all original copies of documents issued to him to the Company to enable the company effect the change of ownership for the

new buyer.

#### **BREACH OF INSTALMENT PAYMENT PLAN**

28. 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
- (a) The breach of your monthly payment attracts an additional five percent (5%) of the supposed monthly payment as default surcharges.
  - (b) Failure to keep to your monthly payment plan for 3 or more consecutive months, the company reserve the right to revoke the sales and refund the subscriber with less 30% administrative fees.
  - © When the default spans for a period of 1 months after the due date or where the total part payment at the expiration of your payment period is less than sixty percent (60%) of the purchase price, the company shall be entitled to revoke the sales and make a refund deducting thirty percent (30%) administrative charges.

#### **WITHDRAWAL**

29. In the case of withdrawal on the part of the purchaser for any reason and at any stage of the subscription shall lead to the termination of the subscription and a refund of less than 30% administrative fee of the total sum paid after the building has been re-sold and effect from the date of the notice.
30. In the event of a refund, you are required to give the Company in writing notice and will give the company Ninety (90) days' period to re-sale it and process your refund request but note; is until the such building is re-sold.

#### **IN THE CASE OF DEMISE**

31. In the case of sudden demise (Death) of the subscriber, only the next of Kin has the right of claim over the property except if there is a verified and certified written will that says otherwise.
32. If the subscriber is on instalment and there is no possible means for payment continuity, the subscription will be terminated and a refund will be given to the next of Kin with less 30% administrative fee.

#### **FORM SUBMISSION**

33. Kindly note that the filled subscription form should be submitted with an attached passport photograph.

#### **PAYMENTS**

34. All payment, transfer or cheque should be in favour of VATICAN GARDEN ESTATES:  
Account name: VATICAN GARDEN ESTATES  
Account number: 8468204012:  
First City Monument Bank(FCMB)

#### **ACCEPTANCE AND UNDERTAKING**

I \_\_\_\_\_ 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 I have specified on my selected payment plan for the property subscribed for by me. I certify that the information given above is true and correct.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date