



📍 Head Office: Plot 23 Liberty Estate, By
 Libry Bus-stop, Independence Layout, Enugu.
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**AFFIX TWO (2)
RECENT
PASSPORT
PHOTOGRAPHS**

VATICAN GARDEN ESTATE PHASE 1 ENUGU SUBSCRIPTION FORM

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 plots:

*PAYMENT PLANS: Outright 3 months 6 months 12 months

*Regular plot: number of plots Corner piece: Number of plots Plot Size: 460sqm 360sqm

*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.

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 under the membership of Real estate association of Nigeria (REDAN).
2. The Vendor is the owner/ developer of Real Estate projects such as VATICAN GARDEN ESTATE PHASE 1 & 2, Enugu. VATICAN GARDEN ESTATE ASABA PHASE 1 & 2 ASABA Delta State.
3. VATICAN GARDEN ESTATE PHASE 1 is situated at Orji Obunagu, Obeagu, Awkunanaw Enugu. It is an estate comprising of a large expanse of land, measuring over 4.5 acres of land and a proposed estate with infrastructures and other amenities. Buy and build service plots in Vatican Garden Estate Phase 1 Enugu are only available on the basis of re-sale for the existing investors at the current value rate with outright payment plans only.
4. The estate is subdivided into different blocks, measuring 460sqm size per plot.
5. Corner piece plots attract additional 10% charges of the selling prices

INSTALMENT PAYMENT PLAN

6. Note that instalment payment plan is no more available on this estate.
7. The selling price per in VATICAN GARDEN ESTATE PHASE 1 ENUGU is according to the current value and is always subject to be reviewed up wards as the property appreciates.

OTHER PAYMENT INCLUDES

The new subscriber will pay to the company 5% of the purchase price of which will cover the following documentation fees per plot

- A. Survey fee for plot size (460sqm)
- B. Change of title documents
- C. Plot Allocation fee
- D. Development Levy of N1, 500, 000 per plot

Note that the development fee and others are subject to review upward

Infrastructural development fee contributes to the provision of the following infrastructures

- Drainage Systems
- Electricity/Electric Poles
- Security Cams
- Sola Street Lamp Poles
- Access Roads
- Estate Road network
- Perimeter Fencing, gate house and others.

8. **ESTATE FEATURES**

- Parameter fencing
- Gate House
- 24 Hours Street Light
- Drainage system
- CCTV Cameras
- Good Road Network

9. **PHYSICAL ALLOCATION OF PLOT:**

Your plot(s) will be physically allocated only when;

- (i) Full payment for the plot of land has been made
- (ii) Full Payment of the 5% of the purchased price.

10. **INDIVIDUAL PLOT FENCING:** You are expected to fence your plot(s) within 2 months from the date your plot is physically allocated. You must give a 2 feet set back in front to give room for your flower porch.

11. **CONSTRUCTION:** Building construction can commence only after your development Levy is fully paid and the building plan approval obtained (If approval is considered necessary by the company) and being confirmed by CEEPLATPROFILE LIMITED.

12. 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. High raise bungalow, detached or semi-detached duplex. Note, face-me-I-face-you tenement building, block of flats, 2 story building 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 observation inspections and confirmation before you proceed for Government approval or construction.

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

14. **ROOFING:** The Estate layout is in block sections with different roofing colors allocated to each block respectively.

You are not permitted to use a roofing color different from the specified color allocated to the block you belong to otherwise the company reserve the right to stop the roofing process. You are expected to visit our office to get the color sample for accuracy and compliance.

15. **RE-SELL:** The subscriber (vendor) must send a written notice to the managing company CEEPLATPROFILE LTD notifying them of his/her interest to re-sale.

16. You can only re-sale your plot only after you have made your full payment for the land and other necessary fees including the development fee, otherwise you are only entitled to a refund of your purchase payment price, less 30% administration fee.

17. 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 and balance sent to his or her account.
18. The vendor client will pay only the agreed commission percentage to the company (if is sold by the company) and the purchaser will pay 5% of the value amount to the company which will cover the change of title documentation process.
19. The vendor client will pay only the 2% percentage service charge to the company (only when is sold by the vendor client) and the purchaser will pay 5% of the value amount to the company which will cover the change of title documentation process
20. 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.
21. Re-selling your plot: Re-selling your plot can be done either by direct selling (you) or by the Company on your behalf.
22. 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
Any notice which does not conform to the above prescribed mode of communication shall be regarded as null and void.

IN THE CASE OF DEMISE

23. 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.
24. If the subscriber is dead and there is no possible means for other payment continuity and plot development, the plot will be sold and the proceed will be paid to the next of Kin with a deduction of all the outstanding payments (if any)
Please note that the sales commission and 2% service charge will apply.
25. **AMENDMENT:** The real estate industry is 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 all 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.
26. **LAND BANKING:** Note that land banking is not allowed in the Vatican Garden Estate Phase 1 Enugu.
27. **INDIVIDUAL PLOTS DEVELOPMENT TIME LINE:** Individual plot development time line is maximum of one (1) year. You must re-sale your plot if you are unable to commence development. For as long as you have commenced development, you are free from the outstanding order to re-sale.
28. **COMPANY DEVELOPMENT TIME FRAME:** The Company's development timeline for infrastructure within the Estate is between 6months – 2 years.
29. We strongly advise you against doing cash transaction with any of our realtors or staff. Ceeplatprofile shall not accept any responsibility for any liability that may arise, as result of deviation from the above condition.
30. **WITHDRAW/TERMINATION**
Should the purchaser wish to withdrawal from this contract or terminate the transaction at any point in time for any reason, he/she shall communicate same in writing communicate to the company and please note if the estate is still on sale, 90 days will be given to the company to process the payment and there will be a deduction of 30% administrative charges.

Please note if the estate is sold out, refund will be given only when the plot is resold and the refund with a deduction of 30% administrative charges.

31. **FORM SUBMISSION:** Kindly note that the filled subscription form should be submitted with an attached passport photograph to any of our offices or scanned to our email address info@ceeplat.com.
32. **NOTICE**
Any notice required to be given hereunder shall be in writing and may be hand delivered, sent by courier service, email or be considered null and void.
33. **PAYMENTS MODE:** All payment, transfer or cheque should be in favour of
Account name: VATICAN GARDEN ESTATES
Account number: 8468204012:
FCMB or any other account the company may provide at any time
34. THEREFORE, I AGREE THAT I HAVE READ AND UNDERSTOOD ALL THE TERMS
HEREWITH AND IS ACCEPTABLE AND CONSENTED TO BY ME AND TO BE BOUND BY
SAME.
35. Write your name, sign and put date on the column provided below.

Subscriber's name

.....

Signature..... Date: