



📍 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 2 ASABA 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.
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 2 is situated at Ibusa, Oshimili North LGA Delta State. It is an estate comprising of a large expanse of land, measuring over 6 acres of land and a proposed estate with infrastructures and other amenities. Buy and build service plots in Vatican Garden Estate Phase 2 Asaba are available for sale to the general public at a moderate rate with outright and flexible instalment payment plans.
4. The estate is subdivided into different blocks, measuring 460sqm size per plot. offering at different prices for outright payment and installment plans, therefore upon filling your subscription form, you must indicate the period of 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.

INSTALMENT PAYMENT PLAN

6. Instalment payment price is according to your preferred payment plan and every payment plan structure has a fixed initial deposit (you can pay more if you wish)
7. Plot allocation to the subscriber shall only take place after the completion of payment with documentation fee.

8. The subscriber upon making initial deposit will be given a Contract of Sales agreement, acknowledgement letter and payment invoice.
9. The subscriber will receive receipt for every part payment made into the bank accounts provided by Ceeplatprofile Ltd.
10. The selling price per in VATICAN GARDEN ESTATE PHASE 2 ASABA is on the attached flier but is subject to be reviewed up wards as the property appreciates.
11. 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

OTHER PAYMENT INCLUDES

The subscriber will pay for the following documentation fees per plot

- | | | |
|----|-----------------------------------|--------------------|
| A. | Survey fee for plot size (460sqm) | N150, 000 per plot |
| B. | Deed of Agreement fee | N50, 000 per plot |
| C. | Plot Allocation fee | N50, 000 per plot |
| D. | Development Levy of | N700, 000 per plot |

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 and gate house.

BREACHING THE INSTALMENT PAYMENT PLAN

12. 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) This breach attracts an additional five percent (5%) of the monthly instalment amount as default charges.
 - (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.
- © If for any reason you notice that 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.
 - It will take 3-months period at least to re-sale and process the payment.
 - The refund will be made immediately after such plot has been resold.

13. ESTATE FEATURES

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

14. 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) Payment for the deed of Agreement, Allocation fee and Survey Plan is completed

14. INDIVIDUAL PLOT FENCING: You are expected to fence your plot(s) within 3 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.

15. **CONSTRUCTION:** Building construction can commence only after your development Levy is fully paid and the building plan approval obtained (If is considered necessary by the company) and being confirmed by Ceeplatprofile Ltd.
16. 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.
17. **FENCING PARTERN:** 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.
18. **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.
19. **RE-SELL:** The subscriber (vendor) must sent a written notice to the managing company CEEPLATPROFILE LTD notifying them of his/her interest to re-sale.
20. 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 a refund of your purchase payment, less 30% administration fee.
21. 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.
22. 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.
23. The vendor client will pay only the 2% percentage service charge to the company (if 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
24. 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.
25. Re-selling your plot: Re-selling your plot can be done either by direct selling (you) or by the Company on your behalf.
26. 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

27. 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.
28. If the subscriber is dead and there is no possible means for other payment continuity and plot development, the plot will be re-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 accordingly.
29. **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.

- 30. **LAND BANKING:** Note that land banking is not allowed in the Vatican Garden Estate Phase 2 Asaba.
- 31. **INDIVIDUAL PLOTS DEVELOPMENT TIME LINE:** Individual plot development time line is maximum of Three (3) years. 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.
- 32. **COMPANY DEVELOPMENT TIME FRAME:** The Company's development timeline for infrastructure within the Estate is between 6 months – 2 years.
- 33. Ceeplatprofile 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.
- 34. **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.

- 35. **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.
- 36. **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.
- 37. **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

38. 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.

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

Subscriber's name
.....

Signature..... Date: