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Real Estate Marketing
Project Management
Facilities Management
Cadastral/Land Surveying

# STANVILLE LUXURY HOMES ORIMEDU IBEJU-LEKKI, LAGOS STATE SUBSCRIPTION FORM

Custom Information  *Name  Mr. Mrs.  Sumame)  *Preferred Name for Title preparation  Mr. Mrs.  *Marital Status   ngle   rrried   Other (Specify)   Male    *Premale  *Name of Spous    *Name of Spous    *Nationality   Nigeria   Others (Specify)   *Occupatio    *Employer's Name/Nam    *Residential    Address   City/Tow    *State    *Phone Numbe    *Name    *Next of Kin  *Name    *Phone Numbe    *Phone Numbe    *Phone Numbe    *Phone Numbe    *Payment Plan: Outright   Installment   Corner Piece Plot(s) Attract 10% of Land cost the land in Stanville Luxury Homes Orimedu, by Beside Christ Embassy Church Orimedu, legic Leiks, Lagos Set (Feding The Expressway) is correct, Stanville Luxury Homes & Gardens Limited shall not be held responsible for any inaccurate information provided by the subscriber.  *State    *Pate    *Pate    *Date    *Date    *State    *Phone Numbe    *P	Please complete al	fields in BLOCK LETTERS
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Mr. Mrs.   Sumame  (Middle Name) (First Name)    Mr. Mrs.   Sumame  (Middle Name) (First Name)    *Preferred Name for Title preparation   Mrs.   Mrs.    *Marital Status   ngle   rried   Other (Specify)   Male    Female   *Name of Spous   Male    *Name of Spous   Male   Male    *Nationality   Nigeria   Others (Specify)   *Occupatio    *Employer's Name/Nam   *Address   City/Tow    *Country of Resident   Nige   Male    *Country of Resident   Nige   Male    *Postal   *Postal    *Phone Numbe   *Next of Kin    *Name   *Residential   Address    *Phone Numbe   Male   Male    *Residential   Address   Male   Male    *Residential   Address   Male   Male    *Phone Numbe   Male   Male   Male    *Phone Numbe   Male   Male   Male    *Residential   Male   Male   Male   Male    *Residential   Male   Male   Male   Male    *Phone Numbe   Male   Male   Male   Male    *Phone Numbe   Male   Male   Male   Male    *Residential   Male   Male   Male   Male   Male    *Residential   Male   Male   Male   Male   Male   Male    *Phone Numbe   Male   Male   Male   Male   Male   Male   Male    *Plant   Male   Male   Male   Male   Male   Male   Male   Male   Male    *Plant   Male   Male	*Name	*Date \
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# STANVILLE LUXURY HOMES ORIMEDU IBEJU-LEKKI, LAGOS STATE FREQUENTLY ASKED QUESTIONS / TERMS & CONDITIONS

# Q1. WHERE IS STANVILLE LUXURY HOMES ORIMEDU?

STANVILLE LUXURY HOMES ORIMEDU is situated by Beside Christ Embassy Church, Orimedu, Ibeju-Lekki, Lagos State.

#### 02. WHO ARE THE OWNERS/DEVELOPER OF STANVILLE LUXURY HOMES ORIMEDU?

A. STANVILLE LUXURY HOMES & GARDENS LIMITED, a Leading Real Estate Marketing Company in Lagos Nigeria.

## Q3.WHAT TYPE OF TITLE DOES STANVILLE LUXURY HOMES ORIMEDU?

A. Government Excision.

#### Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

A. The land is free from every known government acquisition or interest and adverse claims.

#### Q5.WHAT IS THE PAYMENT STRUCTURE? (Outright and Installment Payment)

Α.

- (a) Outright Payment N8,500.00 Per Plot
- (b) Payment of N9,000,000 as Installment Price
- (c) Commercial plots Attract additional 10% of land cost
- (d) Corner piece plots Attract additional 10% of land cost
- (e) N.B: Non-payment of the monthly installments as at when due shall be treated as a fundamental breach of the contract which will result in termination or revocation of the contract/OR attract default charge of 10% of the month payment.

#### Q6.WHAT IS THE SIZE OF THE PLOT?

Q7. IS THE ROAD TO THE COTTAGE MOTORABLE?

A. 300sqm, 600sqm, 900sqm

A. Yes the road to the cottage is motor able.

#### Q8. WHAT OTHER PAYMENT DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

(a) Legal Fee: N300,000 (Deed of Assignment)

N450,000 only per plot (subject to review) Survey plan with Company's name attract double

(b) Survey plan Fee: charges

(c) Development Fee: To Be Communicated Later

(d) Corner Plot demarcation: N50,000 only per plot (Subject to review)

## Q9.WHEN DO I MAKE THE OTHER PAYMENT?

A. (i) Survey Plan and Deed of Assignment payment can be made before or after the Physical Allocation, (ii) Development Levy will be determined later. (iii) Corner Plot Demarcation is N50,000 per plot payable after payment for land and before Physical Allocation of plot.

# Q10.WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. Starters pack comprising a letter of acknowledgement of subscription, receipts of payment.

#### Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

 (a) Completion Payment Receipt, Contract of Sales & Allocation Notification Letter (a) Deed of Assignment & Survey Plan after Physical Allocation is done.

# Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation, while Fencing will be done in the 2<sup>nd</sup> year and Other Infrastructures will commence the 3<sup>rd</sup> year.

# Q13.IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

A. No But after Physical Allocation is Concluded

#### Q14. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE COTTAGE?

A. Yes. As per our building code.

# Q15. CAN I RE-SELL MY PLOT/PROPERTY?

- A. Yes a subscriber who have paid up on their land can re-sell their plot(s). STANVILLE LUXURY HOMES & GARDENS LIMITED would require the seller to furnish the company with details of the buyer
- B. A Charge of 10% of the land consideration (Covering Transfer Documentation Fee shall be paid to the Company by the buyer.

# Q16.CAN I PAY CASH TO YOUR AGENT?

# A. All Payment should be made in favour of STANVILLE LUXURY HOMES & GARDENS LIMITED FIDELITY BANK ACCOUNT NUMBER: 4011400823.

#### Q17. WHAT IS THE DEVELOPMENT PLAN FOR THIS SCHEME

- A. 1<sup>st</sup> Year Sales, Clearing, Mapping out, Physical Allocation, Front Fencing, Gate House Development.
- B. 2<sup>nd</sup> Year Other Fencing and Internal Road
- C. 3<sup>rd</sup> Year Other Infrastructures

THEREFORE,	THE INFORMATION PROVIDED,	FAQ AND TERMS	HEREWITH IS ACCEPTA	ABLE AND CONSENTED	D BY ME, I ACKNO	WLEDGE
RECEIVING A	COPY OF IT.					

SUBSCRIBER'S NAME	SIGNATURE	DATE