

ÀÀFIN ỌBA

LAND APPLICATION FORM & FAQ

PERSONAL DATA

Title:

Surname:

First Name:

Other Name:

Marital Status:

Maiden Name:

Date of Birth:

Nationality:

Passport Photo

Residential Address:

Occupation:

E-mail:

Phone Number:

MEANS OF IDENTIFICATION:

- International Passport National ID Card Driver's License/Permit
 Voter's Card Others

NEXT OF KIN INFORMATION

Name of Next of Kin:

Relationship:

Phone Number:

Address:

Email:

Source of Funds for Property Purchase: _____

Number of Plots: _____ **500SQM** **300SQM**

Outright (0-2 Months) 3 Months 6 Months

NOTE:

Kindly note that if you do not choose/tick a payment plan herein, your subscription into this property shall be deemed as an Outright payment plan and the default clause shall become operative upon default.

ACCEPTANCE & UNDERTAKING

I _____
a subscriber to Ààfin Oba do hereby acknowledge my obligation to pay on a weekly/monthly basis, all instalments due on my payment plan for the plots I subscribed to, I also acknowledge the right of the promoters of the Ààfin Oba to revoke any plots due to me in the events that i fail, refuse or neglect to pay for three (3) consecutive months. i acknowledge that if any information I supplied is found to be false, I will be disqualified from allotment. Any withdrawal of my interest on the land paid for will only be entertained within 3 months of subscription and will attract a 10% severance and 20% administrative charge respectively.

Signature of Applicant(s)

Date

CORPORATE SUBSCRIPTION

Company Name: _____

Industry: _____

Address: _____

Phone No: _____

Email: _____

Please Tick Provided Document(s)

- Copy of Certificate of Incorporation
- Board Resolution Authorizing Purchase
- Form CAC 7 (Particulars of Director)
- Directors Valid ID (At Least 2)

ACCEPTANCE & UNDERTAKING

Please note that this document shall be read conjunctively with other contracts which I may execute in respect of the purchase of land within Ààfin Ọba and I agree to be contractually bound accordingly.

Signature of (Director 1)

Signature of (Director 2)

Date

ACCEPTANCE & UNDERTAKING

Direct payments into our account will only be recognized when we receive evidence of such payment(s) from purchasers or their representatives, and is subject to the execution of the contract of sale, which will contain the detailed terms and conditions of the sales.

OFFICIAL USE ONLY

Consultant Name:

Phone Number:

Consultant Email:

CID Number:

Purchaser's Signature

Purchaser's Name

Date

ÀÀFIN OBA

Frequently Asked Questions

WHERE IS ÀÀFIN OBA LOCATED?

Ààfin Oba is located at Lagelu, Ibadan, Oyo State

WHO IS THE DEVELOPER OF ÀÀFIN OBA ESTATE?

Landvest Intercontinental Properties is the developer of Ààfin Oba

WHAT TYPE OF TITLE DOES THIS PROJECT HAVE ON THE LAND?

Government Allocation (C of O)

ARE THERE ANY ENCUMBRANCES ON THE LAND?

The Land is free from government acquisition, adverse claim and any form of encumbrance.

WHAT IS THE PAYMENT STRUCTURE?

FOR 300SQM

(Outright O - 3 Months) - NGN3,000,000

0 - 6 Months - NGN3,500,000

Initial Deposit - NGN300,000

Prices are All Inclusive

FOR 500SQM

(Outright O - 3 Months) - NGN4,000,000

0 - 6 Months - NGN4,500,000

Initial Deposit - NGN500,000

Prices are All Inclusive

FOR 3000SQM

(Outright O - 3 Months) - NGN24,000,000

0 - 6 Months - NGN25,000,000

Initial Deposit - NGN2,000,000

Prices are All Inclusive

STATUTORY FEES

300SQM - N1,200,000

500SQM - N1,500,000

Statutory fees include Deed of Assignment, Survey and Developmental fees, and MUST be paid within 6 Months of completion of Land Payment

WHAT DO I GET AFTER THE PAYMENT OF THE LAND?

After any payment, you will be getting an invoice as you make payment to us and a receipt for the payment made with contract of Sale.

Deed of assignment and survey plan shall be prepared and handed over to subscribers who have completed payment for title documents during physical allocation.

WHAT WILL THE DEVELOPMENT LEVY COVER?

The basic features that comes with the estate such as, earth roads, gate house, perimeter fencing and security.

NOTE: Infastructure levy to be determined in the future and the following to be provided by the company subject to the payment of the same;

- Greenery
- Electrification
- Recreational Facilities
- Concretized Drainage
- Good Road Network
- Security
- Water
- Street Lightings.

IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is accessible.

WHEN WILL MY PLOT(S) BE ALLOCATED TO ME?

Once payment for the plot(s) of Land has been made in full (Inclusive of payment for the Deed of Assignment, Survey Plan and Development Fee).

CAN I START CONSTRUCTION OF BUILDING IMMEDIATELY?

Construction can commence provided that Development Levy has been paid in full and the Building plan has been sought and obtained from the appropriate authorities.

IS THERE ANY RESTRICTIONS OF BUILDING TYPES I CAN CONSTRUCT IN THE ESTATE?

You need to conform with the estate layout and build according to the designated sections. So you are only allowed to build houses on each section based on the designated use or plan for that section (Commercial or Residential) i.e. bungalow, blocks, detached houses (duplex).

Note, Tenement buildings (face-me-I-face-you) are not allowed. All building designs must conform to the required setback of building control of the estate and such design will be aproved by the company and LSG afterwards.

CAN I PAY CASH TO YOUR AGENT?

We strongly advise that all payment should be made to our bank account **LANDVEST INTERCONTINENTAL ESTATE & PROPERTIES – GLOBUS BANK: 1000337949** otherwise, Cheque(s) should be issues in favour of LANDVEST INTERCONTINENTAL ESTATE & PROPERTIES. We shall not accept any responsibility for any liability that may arise, as a result of deviation from the above instruction.

WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT, CAN I GET A REFUND?

Yes, a refund can be made, subject to availability of funds by the vendor after a minimum of 3 months from the date of the the refund request or availability of an off-taker. At all instance, the refund will be made less 30% administrative charges.

CAN I HAVE A SURVEY COVER FOR MORE THAN ONE PLOT(S)?

Yes, however payment for each survey (per plot) will be made in accordance with the number of plots purchased.

WOULD I BE EXPECTED TO MAKE ANY OTHER PAYMENTS SUBSEQUENTLY?

Yes, the annual service charge.

WHAT IS THE ANNUAL SERVICE CHARGE?

The annual service charge is a fee made by subscribers to the estate, at the beginning of each year, which takes care of the general maintenance of the estate, when the estate is habitable.

WHAT IS THE TRANSACTION PROCESS ?

- Inspection of Land
- Fill the subscription form as well as FAQs
- Make payment for the property
- Send payment evidence, filled form and signed FAQs to **info@landvest.ng**
- Issuance of invoice, Receipt, contract of sales.
- Payment for Deed, Survey and Development Fees.
- Issuance of Allocation letter
- Physical allocation
- Issuance of Survey, Deed and Certificate of Allocation.

I CONFIRM THAT I HAVE READ, UNDERSTAND AND ACCEPT THE INFORMATION PROVIDED IN THE FAQ AND THE TERMS AND CONDITIONS HEREIN. I AGREE THAT I INTEND TO BE BOUND BY THE TERMS OF THE FAQ AND TERMS AND CONDITIONS WHICH ARE TO BE READ CONJUNCTIVELY WITH MY CONTRACT AND ALL OTHER DOCUMENTS WHICH MAY FORM PART OF THIS TRANSACTION.

Subscriber's Name

Date

Subscriber's Signature