

TYPE OF PLOTS: ☐ RESIDENTIAL ☐ COMMERCIAL (ATTRACTS 25%) ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: ☐ OUTRIGHT ☐ INSTALLMENT ☐ 3 MONTHS ☐ 6 MONTHS

NUMBER OF PLOTS: **PLOT SIZE:** ☐ 300SQM ☐ 600SQM

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling this form will attract correction fees.

SECTION 1: SUBSCRIBERS DETAILS

AFFIX
A PASSPORT
PHOTOGRAPH

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others

NAME:

DATE OF BIRTH: GENDER* ☐ MALE ☐ FEMALE

ADDRESS

(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)

ROAD/STREET

TOWN/CITY/DISTRICT/STATE*

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

MARITAL STATUS* NATIONALITY*

TELEPHONE NUMBER* POSTAL CODE*

MOBILE NUMBER*

OTHER SOURCE OF INCOME (IF ANY)*

IDENTIFICATION CARD TYPE: ☐ NATIONAL ID CARD ☐ DRIVER'S LICENSE ☐ INTERNATIONAL PASSPORT ☐ NIN

ARE YOU A POLITICALLY EXPOSED PERSON? YES ☐ NO ☐ If YES, what category?

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

IDENTITY PROOF NAME

PHONE NUMBER

ADDRESS PROOF*

ADDRESS

EMAIL ADDRESS

SECTION 3: SUBSCRIBER'S DECLARATION

I, _____ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER* _____

NAME* _____

DATE* _____

Note* subscriber has to sign before an authorized PWAN personnel.

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS



📍 IYANO SCHOOL IBA.

Q1. NUELLE COURT LOCATION?

NUELLE COURT is situated at Igbehinadu / New Haven Estate via Iyano School IBA Lagos.

Q2. PROPERTY INSPECTION

Clients or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at FORTUNE REALTORS office or with the designated sales representative/realtors. Free inspections hold Mondays to Saturdays. Take off time is 9am-1pm.

NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the property before purchase, and it is deemed that the property was duly inspected by subscribers and/or their representatives upon payment and signing of this form.

Q3. ESTATE LANDMARKS

Nuella Court enjoys proximity to major government presence & commercial investment landmarks like: Iyano School Bus-stop, Post-Service Housing Scheme Estate, LASU Back Gate, Alaba International Market Ojo, Abula Ado, Trade Fair. All guaranteeing high Return on Investment.

Q4. PROPERTY TITLE

This estate comes with a Registered Survey and Deed of Assignment. The land is free from every known government acquisition or interest and adverse claims. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

Q5. PLOT SIZE(S)

All plots are **300 sqm**, **600 sqm**, equivalent of 60ft by 60ft and 60ft by 120ft respectively. However, below are various plots with features that attract additional charges;a) Corner-piece plot attracts additional 10% of land cost
b) Commercial plot (where applicable) attracts additional 25% of land cost

Q6. PRICES AND PAYMENT STRUCTURE

(a) The purchase price is payable either in full outright or in instalments as outlined in the schedule below (subject to review and variations):

LAND SIZE	3 MONTHS (OUTRIGHT)	6 MONTHS	12 MONTHS (INSTALLMENT)	24 MONTHS (INSTALLMENT)
300 SQM	ACTUAL PRICE: ₦10,000,000	Information will be sent on request	Information will be sent on request	Information will be sent on request
600 SQM	ACTUAL PRICE: ₦19,000,000	Information will be sent on request	Information will be sent on request	Information will be sent on request

NB: The Company reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.

(b) Non-payment of the monthly instalments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result to the following;

- I. Attract default charge of 10% of the monthly payment or 10% of the total balance upon notice of demand, OR 10% of the outstanding payment for every month of default after payment expiration.
- II. The company reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.
- III. Termination or revocation of the contract and the clause on refund would apply

N/B: In the event that there are no available plot(s) when the subscriber fails to meet the contract term or the company reviews total number of plots acquired, the subscriber's payment can be transferred to a new phase/estate.

Q7. OTHER PAYMENTS

- I. Deed of Assignment: Inclusive
- II. Survey Plan Fees: Inclusive
- III. Plot Demarcation Fees: Inclusive
- IV. Development Fee: ₦8,335 per sqm

N/B: Primary Infrastructure Fees is payable after physical allocation within a 6 months period. Default in payment of Primary Infrastructure Fees will lead to an upward review in accordance with inflation rate (determined by the prevailing economic rate).

V. Secondary Infrastructure Fees: this covers Underground Drainage, Transformer/Electricity, Alternative Power Supply, Plot by Plot Water Connection, Parking lot, Estate Management Office, street lights, CCTV etc. Details will be communicated at a future date when the estate is ready for this set of infrastructure. A registered quantity surveyor duly licensed by the Nigerian Institute of Quantity Surveyors will be engaged to determine the cost to be borne by all subscribers, payable per plot.

Q8. ALLOCATION TIMELINE

Physical allocation would be done in a minimum of three (3) months after completion of payment in order of subscription/payment.

Note: Priority is given to clients who paid one-off over 3 months' outright.

Q9. DOCUMENTATION

The following documents will be issued:

- I. Upon payment of initial deposit, a letter of acknowledgment of subscription, receipt of payment for initial deposit would be issued, and also instalment payment receipt(s) for further instalments.
- II. Contract of Sales, Payment Receipt and Payment Notification Letter would be issued upon final payment of the total sum.
- III. Deed of Assignment & Survey Plan within two (2) months of payment provided that Documentation fee has been paid and physical allocation has been done.

N/B: In accordance with relevant laws, your Deed of Assignment CANNOT be executed on your behalf except upon production of a duly executed and registered Power of Attorney appointing your representative to execute on your behalf OR in the alternative a duly executed Power of Attorney authenticated by a Court of competent jurisdiction.

Q10. BUILDING CONTROL RESTRICTION

In the event that the subscriber intends to build, it must be in conformity with the approved layout of the estate development guideline and building restriction below;

- I. The estate layout is in sections and you are limited to build houses/structures on each section based on designated use or plan for that section (i.e. Residential/Commercial) i.e. bungalow, block of flats, semi/fully detached houses (duplex) etc.
- II. Tenement Building and high-rise houses will not be permitted.
- III. All building design must conform to the required set back & building control of the estate and such design would be approved by the company..

Q11. ESTATE DEVELOPMENT TIMELINE

Primary infrastructure will be provided within the first to second year of introducing the estate and other infrastructure will commence with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscribers and payment of secondary infrastructure fees by subscribers. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels Fortune Realtors (Facebook); @fortunerealtors (Instagram);

Q12. RESALE/TRANSFER OF PLOT

- I. Subscribers who have paid up on their land can re-sell their plot. However, FORTUNE REALTORS must be duly notified for proper regularization.
- II. 10% of the land consideration paid by the subscriber will be payable by/through the subscriber to the Company for Administrative charges.
- III. The new subscriber shall bear the cost of procuring a new survey plan, title deed, and any other documents as may be required for the transfer, at the prevailing rates at the time of transfer.
- IV. For avoidance of doubt, FORTUNE REALTORS is not obligated to get a third-party to acquire the interest of the subscribers. We do not resell for subscribers.
- V. In the event that a subscriber wants to transfer his/her subscription from this estate to another estate of higher value, the subscriber is required to pay the difference in price.

Q13. DISPUTE RESOLUTION

It is understood that this transaction is purely civil and contractual in nature, and any difference, controversy or dispute arising out of or connected with the terms of this document or any breach thereof which cannot be mutually resolved by amicable discussions between the parties shall be referred to the Lagos State Multi Door Courthouse (ISMDC) for Mediation to be conducted in accordance with the (ISMDC) Mediation Guidelines. Unless the parties agree otherwise, the dispute shall be resolved by a sole mediator appointed in accordance with the provisions of the (ISMDC) Mediation Guidelines. The Mediation shall be held in Lagos State, Nigeria. The settlement agreement reached by the parties pursuant to the Mediation shall be final and binding as soon as same is signed by the parties or their representatives. Unless the parties agree otherwise, in the event that the dispute cannot be resolved within 30 (thirty) days of the appointment of the Mediator, the dispute shall be referred to any other dispute resolution mechanism administered by the ISMDC. By this clause, subscribers agree that petitioning the Police, Economic and Financial Crimes Commission or any other agency tasked with criminal investigations without full recourse to this clause will be deemed a breach of contract on the subscriber's part.

Q14. SUBSTITUTION CLAUSE

In the event that the vendor is, for any reason beyond their control, unable to deliver vacant and physical possession of the Property described herein the Vendor shall have the right, with written notice to the Subscriber, to allocate/reallocate subscribers to a new or nearby scheme or phase of the estate or a new estate of equivalent market value, size, and location, subject to the Subscriber's reasonable approval. If the Subscriber accepts the alternate property, all terms and conditions of this Agreement shall apply to the substituted property as if it were the original. If the Subscriber does not accept the alternate property within 30 days of the offer, the Subscriber shall have the right to terminate this Agreement and request a refund. Any such refund shall be subject to the terms outlined in the refund clause of this Agreement.

A refund shall be made if:

- ### Q16. DEATH OF SUBSCRIBER

- A certified copy of the death certificate;
- A letter of administration or grant of probate issued by a competent Nigerian court;
- A sworn affidavit of next of kin (where applicable); and
- Any other relevant documentation as may be reasonably required by the Vendor.

Q17. PAYMENT

Note: We are a Nigerian Company and solely transact in the Naira currency, the foreign exchange rate and fluctuation does not apply for all intents and purposes at any time before, during or after this transaction.

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY ME/US AND I/WE ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME _____ SIGNATURE _____ DATE _____

NAME SIGNATURE DATE

PAYER'S NAME:

PAYER'S PHONE NUMBER:

BANK NAME: (where transaction was made)

ACCOUNT NO: (where transaction was made)

AMOUNT SENT:

Impression of the common seal if subscriber is a company >>>>>>>>>>>>

Subscription form must be signed by two directors or a director & secretary

Where subscriber is a company.

ANTI-MONEY LAUNDERING DECLARATION

FORTUNE REALTORS AND PROPERTY LTD- Declaration relating to the combat against money laundering (AML) and Combating the Financing of Terrorism (CFT)

I/we, ----- ("the client") (Please insert the natural or corporate name of the above-named client)

Hereby confirms that:

- (a.) The money paid by me to FORTUNE REALTORS is not a proceed of crime
- (b.) FORTUNE REALTORS and I are subject to and obliged to comply with all relevant laws, regulations, lawful orders or directives relating to the combat against money laundering (AML) and terrorism financing
- (c.) I ensure and agree to compliance with anti-money laundering laws and regulations regarding the source of funds for the transactions with FORTUNE REALTORS.
- (d.) I shall indemnify FORTUNE REALTORS of any loss or injury suffered either by it or its employee arising from actions of law enforcement agencies including the judiciary.

Signed by the Client or Client's Representative:

Name: -----

Address: -----

Signature: -----

Date:-----

ALL PAYMENTS SHOULD BE MADE INTO

FORTUNE REALTORS AND PROPERTY LTD



5080264792

For swift response to your enquiries or requests please contact us at:
FORTUNE REALTORS AND PROPERTY LTD

We look forward to hearing from you soonest.

Yours sincerely,

FORTUNE REALTORS AND PROPERTY LTD

