

The logo for EKO BEACH CITY is centered in the image. It features the word "EKO" in large, bold, blue capital letters. The letter "O" is replaced by a circular emblem containing a green palm tree and a blue silhouette of a city skyline. Below "EKO", the words "BEACH CITY" are written in smaller, blue, spaced-out capital letters. The background is a vibrant tropical beach scene with turquoise water, white waves, and a blue sky with white clouds, framed by palm fronds.

# EKO

BEACH CITY

RC: 1760781



GIDI REAL ESTATE INVESTMENT LIMITED

1. You are required to read through the application form carefully, terms and conditions before appending your signature and filling in your details in any part of this document.
2. Lease supply accurate information (all information shall be treated as confidential and for official use only).
3. Names will appear on your title documents as filled on this form.
4. Filling this form without payment of deposit does not create any obligation between subscribers(s) and the company.

## Application Form

### BIO DATA

Title; Mr. /Mrs. /Ms. /Dr. M/s. / Chief / Others:

Surname:

Other Names:

Nationality:

Country of Residence:

Date of Birth:

Sex:

(DD/MM/YYYY)

Marital Status:

Single

Married

Others

Permanent Address:

City:

State:

Tel:

Next of Kin;

Next of kin's address ;

Next of kin Phone Number;

Means of Identification: International Passport

Driver's license

Voters card

others

Mobile Number:

Alternative Number:

Email Address:

How did you get to know about **EKO BEACH CITY**

Salesperson

TV

Newspaper Ad

Billboard

Social Media

Website

Radio

Others

### PROPERTY INFORMATION

Eko Beach City

300sqm

500sqm

### PROPERTY INFORMATION

REALTOR'S DETAILS:

REALTOR'S NAME:

PHONE NUMBER:

subscriber's signature:

Affix Passport  
Photograph

## TERMS AND CONDITIONS

### PROPERTY DESCRIPTION:

EKO BEACH CITY is located at Eko Akete, Abijo Ibeju Lekki Local Government Area, Lagos State

### TITLE/DOCUMENTATION:

The title to the property is Certificate of Occupancy (C of O). The purchaser shall be entitled to receive a contract of sale upon any payment of 30% initial deposits. Upon payment for the documents, the purchaser shall receive a survey plan, a deed of assignment. Please note that our documentation fees do not include cost of title at the lands registry.

### ESTATE HANDBOOK:

Upon handing over of your property, you shall be provided with an estate handbook which shall guide you through your on-boarding within the estate and also familiarize you with your new environment.

Due to the need for serenity and peaceful co-existence within the estate, the estate handbook contains the estate rules and regulations which breach of the term may lead to payment or fine.

### ALLOCATION:

A subscriber is only entitled to physical allocation after 100% payment of land cost and documentation, while a provisional allocation is done on the estate layout after 50% deposit of land cost.

### MODE OF PAYMENT:

All payment should be made to: Name GIDI REAL ESTATE INVESTMENT LTD, Account No: 5400765384 BANK NAME: PROVIDUS BANK, payment for your housing unit should only be made into GIDI designated account. All checks and bank drafts are to be raised in favor of failure to strictly adhere to this term and condition.

### REFUND:

In the event of refund you are required to give 90 days' notice in writing to the company, which shall be the period within which your refund shall be processed. Your refund shall be made less than 30% administrative fees.

### DEFAULT:

Where there is a default, GIDI Real Estate Investment Ltd shall elect as applicable either any of the following:

- a. A default in your payment plan will attract a 5% interest fee on the outstanding amount.
- b. Where default continues for a period of 3 months, there shall be an upward review of the sale price.
- c. Where default continues for the period of 6 months, your subscription shall be terminated and your money refunded less 30% administrative fees.
- d. In the event of 2 successive defaults where you are on monthly installment, subscription shall be terminated and your money refunded less than 30% administrative fees.
- e. Where the purchaser has paid up to 75% of the total purchase price of the property before default, the company shall be entitled to re-allocate the purchaser to any of its project upon such default.

### TRANSFER OF INTEREST:

In the event that you choose to sell your property, you will be required to complete our change of ownership procedure. The application fee shall be a non-refundable sum of N500,000 (Five Hundred Thousand Naira) per plot. This transfer fee is subject to upward review and is required to be paid before title is transferred to the new purchaser. Both parties are at liberty to agree on who to bear the cost of procuring a fresh survey plan, deed of assignment and any other document relevant for transfer of title. The applicable cost shall be communicated to parties at the point of notification of transfer.

#### SERVICE CHARGE:

You will be required to pay an annual service charge which shall cover maintenance of common utilities and areas within the estates. For the first 2 years, you shall be required to pay in advance a deposit of the estimated annual charge. Service charge payment becomes payable after construction and it is subject to review and to reflect economic realities.

#### PLEASE NOTE THAT:

Except a payment plan has been negotiated and agreed in written by the purchaser and GIDI Real Estate investment ltd, the balance sum payable on any property on installment payment plan shall be made in equal monthly installment over the agreed duration of payment

#### FAQ

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1. Question: Where is EKO BEACH CITY Located?  
Answer: EKO BEACH CITY is located at Eko-Akete Abijo, Ibeju-Lekki Local Government Area.
2. Question: What title is on EKO BEACH CITY?  
Answer: Certificate of Occupancy (C of O)
3. Question: What is the size of the plot on EKO BEACH CITY?  
Answer: 300sqm and 500sqm respectively
4. Question: Are there any impediments in the land?  
Answer: No, the land is free from every known government acquisition
5. Question: Who is the developer of EKO BEACH CITY?  
Answer: Gidi Real Estate Investment Limited
6. Question: What is the transaction cycle ?  
Answer: Payment for the initial deposit of the land  
-Collect Offer letter, Receipt and Contract of Sale of Land  
-Issuance of Deed of Assignment and Survey Plan (After full payment) -Issuance of Allocation Letter (upon Physical Allocation)
7. Question: Are there any restrictions on building type?  
Answer: Yes, the estate layout is in sections and you are limited to building houses in each section based on the designated designs and plan for that section. However, all building designs must conform to the required setback of building control of the estate and such design will be approved by the company and Lagos State Government
8. Question: Can I resell my plot(s)?  
Answer: Yes, a subscriber that has fully paid up for his/her plot(s) can resell their land. The buyer will inherit all the assets and liabilities on the plot(s).  
GIDI REAL ESTATE INVESTMENT LTD would require the seller to provide the company with details of the buyer.
9. Question: What is the payment structure?  
Answer: outright for 3 months, 6 months and 12 months.
10. Question: What document will I get after initial deposit?  
Answer: Offer letter, Receipt of payment, and Contract of sales agreement..
11. Question: Can I pay cash to your consultants?  
Answer: No! All payments for EKO BEACH CITY should be made to GIDI REAL ESTATE INVESTMENT LTD designated accounts  
Account NO: 5400765384 BANK NAME: PROVIDUS BANK,  
Account No:1025110288 BANK NAME: UBA

12. Question: When will the development for the estate commence?  
Answer: October 1st, 2022
13. Question: What other facilities or benefits are obtainable in the estate?  
Answer:  
Solar power/Renewable Energy  
Gated House/ Security House  
Drainage  
Street light  
Interlocked Roads  
Beautiful landscape environment.  
Perimeter Fencing  
Central sewage  
Central water system  
Tech Hub  
Lake view and Beachfront experience  
Mini-Golf Course  
Helipad  
Green Area  
Leisure city  
Knowledge Park
14. Question: If I cannot continue payment of my installment plan, can I get a refund?  
Answer: Yes, In the event of refunds, you are required to give the company 120 working days notice to process your refund. The refund shall be processed and paid 35% less the amount paid for the plot(s) (Administrative fee and others)
15. Question: Is the road leading to the estate motorable?  
Answer: Yes, the access road is motorable.
16. Question: Is the price subject to change  
Answer: Yes, It is. The price changes once the building of infrastructure commences.
17. Question: What other charges are involved after paying in full?  
Answer: No charges, it covers the purchase price and statutory fee. (service charge will be communicated later)
18. Question: When can I commence with construction?  
Answer: Construction can commence once the payment has been fully made and all Building approvals sought/ gotten from relevant/ appropriate Government Authorities.
19. Question: Why should I sign on every pages of the subscription form  
Answer: To ascertain that all terms have been read and agreed by you

**CANCELLATION OF SUBSCRIPTION**

GIDI Real Estate Investment Ltd reserve the right to terminate your subscription where you fail to meet your payment plan, your failure to adhere to terms and condition contained herein or meet the purchase requirements, where you choose to cancel your subscription, GIDI REAL ESTATE INVESTMENT LTD shall not be obligated to procure third party to acquire your interest in your housing unit. The relevant condition to cancellation/request for refund applies.

**DIRECT BANK DEPOSIT:**

Direct payments into our account will only be recognized when we receive evidence of such payment 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 sale.

**DISCLAIMER**

- 1. Where you transfer to other than GIDI REAL ESTATE INVESTMENT LTD designated account, GIDI shall not be liable for any financial loss as a result thereof.
- 2. Marketing materials are artistic renditions and not final design and must not be treated as such.
- 3. Execution of this terms and condition and application form does not confer any legal obligation on both parties until payment has been made.

**OFFICIAL USE ONLY**

Consultant Name:  Phone No.:

ConsultantEmail:  CID No..

I/We confirm that I/We have read the terms and offer and agreed to be bound by the terms. I/We agree the terms of this offer and application form forms part of my/our contract and shall be read in conjunction with any other legal documents executed by me/us during the course of transaction.

Purchaser's Name  Purchaser's Signature

Date

**AFFIRMATION**

I.....whose name and residential address are as above stated hereby affirm that I have read and clearly understood the terms and conditions of this offer based on my understanding and acceptance. I hereby undertake to be bound by all that is stated therein and to advance the course of the scheme with GIDI REAL ESTATE INVESTMENT LTD. Sign.....Date.....

**REFERRAL DETAILS:**

Name:

Email:  Date:

PAYMENT STRUCTURE    Outright:     6 Months:     12 months:

Applicant Name

Applicant Signature     Date