

THE VINEYARD ESTATE

Application Form

INSTRUCTIONS

1. You are required to read through the application form and terms and conditions before appending your signature and filling in your details in any part of this document.
2. All information shall be treated as confidential and for official use only.
3. Where you elect to subscribe to any of our housing units, you are required to pay only to **Archkoncept & ideas ltd** designated accounts.
4. We advise that you fill your name and address on this form with the exact details as you want it to appear on your title documents.

Individual Subscription

Title: _____ Surname: _____

Firstname: _____

Other Names: _____

Residential Address: _____



Phone No: _____ E-mail: _____

Date Of Birth: _____ Nationality: _____

Marital Status: _____ Occupation: _____

Work Place: _____ Work Place Address: _____

Means Of Identification

International Passport National ID Card Driver's License | Permit

Voter's Card Others

Source Of Fund For Property Purchase _____

Next Of Kin Information

Name Of Next Of Kin: _____

Relationship: _____ Phone No: _____

Address: _____

E-mail: _____

Acceptance & Undertaking

I _____ whose particulars are as stated in the attached application form do hereby affirm that I have read and clearly understand the terms and conditions contained herein and intend to be bound by same. I certify that all information given by me is true and correct to the best of my knowledge.

Signature Of Applicant(s)

Date

Corporate Subscription

Company Name: _____ **Industry:** _____

Address: _____

Phone No: _____ **Email:** _____

Please Tick Provided Documents

- | | |
|---|--|
| <input type="checkbox"/> Copy Of Certificate Of Incorporation | <input type="checkbox"/> Board Resolution Authorizing Purchase |
| <input type="checkbox"/> Form CAC 7 [particulars of director] | <input type="checkbox"/> Directors Valid ID [At least 2] |

Acceptance & Undertaking

We, whose particulars are as stated in the attached application form do hereby affirm that we have read and clearly understand the terms and conditions contained herein and intend to be bound by same. We certify that all information given by us is true and correct to the best of our knowledge.

Signature Of [Director 1]

Signature Of [Director 2/ Secretary]

Date

Property Details

Please Tick/ Fill Appropriate

						4BEDROOM TERRACE DUPLEX + BQ
Number Of Unit:						
Installment:						
Corner Piece:						
3 Months Outright:						
6 Months Plan:						
12 Months Plan:						

CORNER PIECE

I. OUTRIGHT OFF PLAN PAYMENT – N85,000,000.00 (Eighty Five Million Naira Only). This only subsists/applies prior to 50% completion of construction.

II. INSTALMENTAL OFF PLAN PAYMENT – Ng5,000,000.00 (Ninety Five Million Naira Only). 20% (N19,000,000.00) initial deposit with balance of N76,000,000.00 paid in monthly instalments over 12 months.

III. PURCHASE PRICE AT COMPLETION OF CONSTRUCTION – N105,000,000.00 (One Hundred and Five Million Naira Only).

MIDDLE PIECE

I. OUTRIGHT OFF PLAN PAYMENT – N80,000,000.00 (Eighty Million Naira Only). This only subsists/applies prior to 50% completion of construction.

II. INSTALMENTAL OFF PLAN PAYMENT – Ng0,000,000.00 (Ninety Million Naira Only). 20% (N18,000,000.00) initial deposit with balance of N72,000,000.00 paid in monthly instalments over 12 months.

III. PURCHASE PRICE AT COMPLETION OF CONSTRUCTION – N100,000,000.00 (One Hundred Million Naira Only).

TERMS AND CONDITIONS

Property Description

The vineyard estate is situated at Hi-Life Estate, Ogombo Road off Abraham Adesanya, Ajah, Eti-Osa Local Government Area, Lagos State.

Title/Documentation

The title to the property is Governor's Consent. The purchaser shall be entitled to receive a contract of sale upon payment of 50% initial deposit. Upon payment for title documents, the purchaser shall receive a survey plan, a deed of assignment and an executed Form 1C. Please note that our documentation fees do not include cost of perfection 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 onboarding 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 terms may lead to payment of fine.

Allocation

Only provisional allocation shall be granted where payment for the property is made in instalments. Final/Physical allocation shall be granted upon full payment of the property purchase price. Please be aware that land measurements for each unit will vary in size and final measurement of land will be confirmed upon allocation of each unit. Request for re-allocation is not automatic, you may be required to make additional payment for requesting for re-allocation.

Improvements & Fixtures Included

All improvements and fixtures which shall be available in your housing unit upon delivery may include electrical fittings, plumbing, lightning, Sanitary wares, Kitchen Cabinets, Tiles, windows and doors.

PLEASE NOTE THAT:

- a) Prices for corner units in terraces, semi-detached buildings and other property type have a marginal increase of N2,000,000 (Two Million Naira) than units in the middle.
- b) Your deposit entitles you to a slot but construction of subscribed unit does not commence until a sum equivalent to 50% of the Unit has been paid. A monthly instalment or such other arrangement must accumulate to 50% before a unit is guaranteed to the Subscriber.
- c) Your documentation fee covers Deed of Assignment, Survey plan and Developmental fee.

Mode Of Payment

All payments should be made to: **ARCHKONCEPT & IDEAS LTD**
ZENITH BANK PLC 1011701917, FIRST BANK PLC 2032282098. Payment for your housing unit should only be made into Arch Konzept and Ideas Limited designated account. All cheque and Bank drafts are to be raised in favour of Tribitat Real Estate Limited. Arch Konzept and Ideas Limited shall not be responsible for loss of money due to failure to strictly adhere to this terms and conditions.

Payment | Documentation

Upon full payment for your housing unit, your allocation details shall be final and you would have received your payment receipt and contract of sale. Upon payment for title documents, you would receive your survey plan and a deed of assignment. You will be responsible for perfection of title to your property.

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 30% administrative fees.

Default

A default in your payment plan will attract monthly **5% interest fee** on the outstanding amount. Where default continues for a period of 6 months, there shall be an upward review of the sale price of your housing unit. Where default continues for a period of 9 months or in the event of 2 successive defaults, your subscription shall be terminated and your money refunded less **30% administrative fees**.

Transfer Of Interest

In the event that you choose to sell your housing unit, you will be required to complete our change of ownership procedure. The applicable fees shall be a **non-refundable sum of N250,000** (Two Hundred and Fifty Thousand Naira) per unit. 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 transfer of interest. Where property is being transferred to a third party, the purchaser shall 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 common areas within the estate. For the first 2 years, you shall be required to pay in advance a deposit of the estimated annual service charge. Service Charge payment becomes payable upon handing over of your unit to you and it is subject to review to reflect economic realities.

Cancellation Of Subscription

Arch Konzept and Ideas Limited reserves the right to terminate your subscription where you fail to meet your payment plan, your failure to adhere to the terms and conditions contained herein or meet the purchase requirements. Where you choose to cancel your subscription, Arch Konzept and Ideas Limited shall not be obligated to procure a third party to acquire your interest in your housing unit. The relevant conditions to cancellation/request for refund applies. Please refer to clause 7 above.

Marketing Materials

Renditions of the Estate and Units made in marketing materials are artist renditions and not the final designs or layout for the property to be purchased. **Arch Konzept and Ideas Limited** will ensure delivery of your housing unit with extreme resemblance with actual renditions represented in the marketing communication material. However, slight variations are inevitable in construction realities.

Direct Bank Deposit

Direct payments into our account will only be recognized when we received 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 sale.

Disclaimer

1. Where you transfer to banks other than Arch Konzept and Ideas Limited designated accounts, **Arch Konzept and Ideas Limited** shall not be liable for any financial loss as a result thereof.
2. Marketing materials are artistic renditions and not final designs and must not be treated as such.
3. Execution of this terms and conditions and application form does not confer any legal obligation on both parties until payment for a unit has been made.

Official Use Only

Consultant Name:

Phone No:

Consultant Email:

CID No:

I/We confirm that I/We have read and understand the terms of offer and agree to be bound by the terms.

Purchaser's Signature

Purchaser's Name

Date

THE VINEYARD ESTATE FREQUENTLY ASKED QUESTION

Where is the property located?

inside Hi-Life Estate, Ogombo Road off Abraham Adesanya, Ajah, Eti-Osa Local Government Area, Lagos State.

Who are the developers of the property?

Arch Konzept and Ideas Limited (The Company)

What title does Hi-Life Estate Have?

Governor's Consent.

Are there any encumbrances on the land?

The land is free from all encumbrances, every known government acquisition and adverse claims.

Description of the property?

A 4 (Four) Bedroom Terrace Duplex with an attached BQ sitting on 3 Floors

Whats the consideration & payment structure

CORNER PIECE

I. OUTRIGHT OFF PLAN PAYMENT – N85,000,000.00 (Eighty Five Million Naira Only). This only subsists/applies prior to 50% completion of construction.

II. INSTALMENTAL OFF PLAN PAYMENT – N95,000,000.00 (Ninety Five Million Naira Only). 20% (N19,000,000.00) initial deposit with balance of N76,000,000.00 paid in monthly instalments over 12 months.

III. PURCHASE PRICE AT COMPLETION OF CONSTRUCTION – N105,000,000.00 (One Hundred and Five Million Naira Only).

Description of the property?

MIDDLE PIECE

I. OUTRIGHT OFF PLAN PAYMENT – N80,000,000.00 (Eighty Million Naira Only). This only subsists/applies prior to 50% completion of construction.

II. INSTALMENTAL OFF PLAN PAYMENT – N90,000,000.00 (Ninety Million Naira Only). 20% (N18,000,000.00) initial deposit with balance of N72,000,000.00 paid in monthly instalments over 12 months.

III. PURCHASE PRICE AT COMPLETION OF CONSTRUCTION – N100,000,000.00 (One Hundred Million Naira Only).

What other payments will be required to make?

- I. Legal Documentation Fee is N1,000,000.00 (One Million Naira Only).
 - II. Survey Plan Fee is N1,000,000.00 ((One Million Naira Only).
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When should i make other payments?

I. Legal Documentation Fee

Ia. Instalmental Payment Purchase – 50% to be paid with initial deposit. The Balance payment of 50% to be made with payment of last/final monthly instalment payment.

Ib. Outright Off Plan Payment Purchase – Legal Documentation Fee to be made with purchase price of the property.

Ic. Purchase at Completion of Construction – Legal Documentation Fee to be made with payment of purchase price of the property.

II. Survey Plan Fee

Ila. Instalmental Payment Purchase – Survey Plan Fees to be paid with payment of last/final monthly instalment payment.

Ilb. Outright Off Plan Purchase – Survey Plan Fee to be made at Completion of Construction.

IIlc. Purchase at Completion of Construction – Survey Plan Fee to be made with payment of purchase price of the property.

What do i get after the payment of initial deposits & monthly instalments?

- I. A Contract of Sale.
 - II. Receipt of payment for monthly instalments made.
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What do i get after completion of payment for the land, legal documentation fee & survey plan?

- I. Deed of Assignment, Land Form 1c and a Letter of Confirmation of Sale.
 - II. Final Payment Receipt containing the total consideration paid for the property.
 - III. Survey Plan
 - IV. A Letter of Introduction to The Estate
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What payment would i be required to make to the estate

The fees below shall be paid to the Estate and such fees are subject to any review to be made by The Estate Management

- I. Development Fee – N750,000.00
- II. Electricity Connection Fee – N250,000.00
- III. Metre for the Duplex – N160,000.00 + N10,000 for connection.
- IV. Water Connection Fee – N62,500.00
- V. Sewage Fee – N62,500.00

Is the estate a serviced estate?

Yes, it is a serviced Estate and all service charges are to be paid as periodically assessed by the Estate Management (whether weekly, monthly, quarterly, yearly or whatever periodical payment specified by The Estate Management).

When will the property be delivered to the buyer

The property shall be delivered to the buyer within 1 (One) month of completion of all payments for instalmental payment buyers while the property shall be delivered to the outright payment buyer within 1 (One) month of completion of construction.

Can i resell my duplex/property?

YES, you can re-sell your duplex/property without the consent of The Company if you have fully paid for it and completed other payments. NOTE that The Company does not sell on behalf of buyers.

Mode of payment?

The acceptable mode of payment shall be by bank drafts, electronic transfers and bank transfers to the company's nominated account to be provided by the Company to the buyer.

Can i get a refund if i cannot continue with payment?

I. YES. Application can be made for a refund before delivery of the property to the buyer and such application must be in writing. You are required to give the Company a 60 (Sixty) days' written notice to process your request for refund.

II. The refund shall be processed and paid less 20% of the TOTAL SUM paid.

Subscriber's Name

Signature

Date