



TERMS & CONDITIONS

 Poka, by Atlantic Hall, Epe | Government Allocation

Please read these terms and conditions carefully before subscribing to the Oasis Courts Residences by appending your signature to the space provided below. Note that Photizo Properties and Investment Ltd will only accept the confirmation of subscription upon your acceptance and compliance with these terms and conditions. These terms and conditions shall be applicable to all subscriber and their successors-in-title. Upon subscription, you are required to fill in all required details as contained in the official subscription form given to you by Photizo Properties and Investment Ltd. The company will not be liable for errors or misinformation in the cause of filling the form. And will attract extra charges to correct in your survey and other documents.

By signing in the provided space at the bottom of this document, you agree that you have received, read, understood, agreed to be bound by terms as contained herein.

ELECTRICITY:

This shall be provided, allottees are expected to buy their own separate meter and Subscribe to electrical services at their own expense. In addition, solar Conduit will be provided as back up with each allottee providing their inverter. A Central Generator will be provided as back-up to the IKEDC. Power supply charges will be borne by allottees and rates advised as soon as the estate becomes functional.

WATER

Water will be provided (Industrial borehole). Allottees are expected to subscribe. Usage shall be charged in order to sustain maintenance.

TERMINATION OF CONTRACT

Photizo Properties and Investment Limited reserve the right to terminate your subscription when you subsequently fail to meet the payment plans, your failure to adhere to the terms and conditions contained herein or meet the purchase requirements. We will not take the responsibility to find a third party to acquire your property on your behalf rather, your subscription will be revoked and you shall be fully refunded but less 20% administrative fees.

OWNERSHIP

Your deposit entitles you to a subscription slot. Construction of any unit does not commence until at least sum equivalent to 50% of the purchase price has been paid. Any installment payment must accumulate 50% before the subscriber is guaranteed of any house unit.

TRANSFER OF INTEREST

In the event that you choose to sell your housing unit, you will be required to complete your change of ownership procedure. The applicable fees shall be a non-refundable sum of N150,000 (One Hundred and Fifty Thousand Naira Only) per unit. This transfer fee is subject to upward review and it is required to be paid before title is transferred to the new purchaser. Both parties are at liberty to agree on who bears 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 documents relevant to title. The applicable cost shall be communicated to parties at the point of notification of transfer.

DEFAULT

Yes. A default in your payment plan will attract monthly 5% interest on past due amount. In a case of 2 successive defaults within 6 months, your subscription shall be terminated and you will be fully refunded but less 20% administrative fees.

REFUND

In the event of a refund, you can get a refund but you are required to give a 90 days notice in writing to the company from which your refund shall be processed and shall be fully refunded but less 20% administrative fees.

HANDBOOK

Upon allocation, you shall be provided with an estate handbook, which will guide you through the on-boarding with the estate and also get you acquainted with your new environment.

Due to the serenity and peaceful co-existence structure within the estate, the estate handbook contains the estate rules and regulations some of which when breached, will attract payment of fine.

ALLOCATION

The final and 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 the final measurement of the land will be confirmed upon the allocation of each unit. Request for re-allocation is not automatic; you may be required to make an additional payment for request in or re-allocation.

PAYMENT AND 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 your title documents, you would receive your Survey Plan, and Deed of Assignment, you will be responsible for the perfection of your title documents.

SERVICE CHARGE

You will be required to pay an annual service charge which shall cover the cost of maintenance of common utilities and the common area within the estate. Service Charge payment becomes payable upon the handing over of your unit to you and is subject to review to reflect economic realities.

MARKETING MATERIALS

Renditions of the Estate and Units made in marketing materials are renditions of artists and are not the final designs or layout for the property purchased. Photizo Properties and Investment Ltd will ensure delivery of your housing unit with an extreme resemblance with the actual rendition requested in the marketing communication material. However, slight variations are inevitable in construction realities.

AMENDMENT OF THIS TERMS AND CONDITIONS

Photizo Properties and Investment Limited reserves the right to change these terms and conditions to accommodate changes in market/industry situations.

I, _____ have read, understood agreed with all the information contain herein.

Signature: _____ Date: _____

You are advised to carefully read and understand all the information in this document.

Q Who is the owner/developer of Oasis Courts?

Photizo Properties and Investment Limited

Q What type of titles does Oasis Courts Estate have on the land?

Government Allocation & C of O in View

Q What type of infrastructure will the estate provide?

Perimeter Fencing, Drainage System, Interlocked Road Network Within the Estate & Street Lights.

Q What is the payment Structure?

20% Initial Deposit and the balance can be spread within the maximum period of 3 months.

Q What type of building is available on Oasis Courts?

2 and 3 Bedroom Detached Bungalow.

Q What is the delivery time for each building?



The delivery is 12 to 18 months

Q Would there be statutory charges?

Yes. There will be statutory charges of:

Description	Amount
Deed of assignment;	2.5% of the total cost of the property,
Survey	#500,000 and any other fee as may be required by the government.

ACCOUNT DETAILS FOR STATUTORY FEE AND THE TOTAL COST OF THE PROPERTY


ACCOUNT NAME:	PHOTIZO PROPERTIES AND INVESTMENT LIMITED	
BANKS:	 1015949898	 0450619240

Q Would there be infrastructure fee?

Yes, there would be infrastructure fee to be paid into the designated account provided below

POWER INFRASTRUCTURE	N750,000 (to be paid before allocation)
WATER INFRASTRUCTURE	N500,000 (to be paid before allocation)
INTERNET INFRASTRUCTURE	N150,000 (to be paid at the time of usage)

ACCOUNT DETAILS FOR INFRASTRUCTURE FEE

ACCOUNT NAME:	PP LTD/INFRASTRUCTURE MANAGEMENT	
BANK:	 0645433082	

You are advised to carefully read and understand all the information in this document.

Q What does the Semi-Finished Buildings at Oasis Courts comes with?

Each Unit of Semi-Finished Building on Oasis Court comes with Windows, Security Door, Plaster in and out and Outdoor Painting Only.

Q Can I pay to your agents?

As much as we are not trying to discredit our agents, it is the company policy that all payments be made into the company's accounts. All cheques and bank drafts should be made in favour of **Photizo Properties and Investment Limited**. The company will not be responsible for any loss occurring from not adhering to the policy.

Q If I make outright or installment payments for the house and I'm no longer interested can I get a refund?

Yes, you can get refund with a 90 days' notice, however there is a strict 20% administrative fees.

Q How will I get the C of O in my name when the document is out?

The company will communicate to you when the C of O is ready and you will be responsible for the perfection of your title.

Q Will there be service charge?

Yes. The service charge will be added to the estate dues.

Q What will I get after payment?

After the **20% initial deposit**, you are entitled to a receipt and contract of sale. You will get deed of assignment 90 days after the full payment has been made. Your survey will be provided to you after all the statutory fees has been fully paid for and you are being allocated.

Q What happens if I can not continue with the payment, Can I get a refund?

Yes, you can get a refund but you are required to give a 90 days notice in writing to the company from which your refund shall be processed and shall be fully refunded but less 20% administrative fees.

Q When will I get my allocation?

Physical allocation will be done 12 to 18 months after the full payment of the total purchase price and statutory charges. Re-allocation of any unit attracts extra charges.

Q What is the Foundation Details of Oasis Courts?

Before embarking on construction, Soil test was carried out which Informed the kind of foundation in place. A Raft foundation was done. The development and foundation are higher than existing road levels.

- Kindly fill the form with correct details and make sure the names are well spelt.
- Any correction after documents has been issued will attract 50% extra charges on the legal fee.
- You are required to make payment into Photizo Properties Limited company's account at any point of buying.
- Please fill this form in CAPITAL LETTERS

SUBSCRIPTION FORM

SECTION 1: SUBSCRIBERS DETAILS

TITLE: Mr/Mrs/ _____

NAME:

DATE OF BIRTH: GENDER: ☐ MALE ☐ FEMALE

RESIDENTIAL ADDRESS:

OCCUPATION:

EMPLOYER/BUSINESS NAME:

EMAIL ADDRESS:

NATIONALITY: STATE OF ORIGIN:

POST CODE: MARITAL STATUS

TELEPHONE NUMBER:

PASSPORT
PHOTOGRAPH

NEXT OF KIN INFORMATION

FULL NAME:

RELATIONSHIP: TELEPHONE:

ADDRESS:

EMAIL ADD.:

MEANS OF IDENTIFICATION

INTERNATIONAL PASSPORT ☐ NATIONAL IDENTITY CARD ☐ DRIVER'S LICENSE ☐ VOTER'S CARD ☐

WORKING IDENTITY CARD ☐ OTHERS ☐

SUBSCRIBER'S DECLARATION

I, _____ whose information are stated above do hereby affirm that I have gone through and clearly understand the terms and conditions contained herein and intend to be bound by same. I certify that all information provided by me are correct and can be used for this purpose of purchase.

SIGNATURE: _____ DATE: _____

HOUSING OPTION

2 BEDROOM DETACHED BUNGALOW: ☐

3 BEDROOM DETACHED BUNGALOW: ☐

Number of Units

AGREEMENT AND UNDERTAKING

I, _____ a subscriber of Oasis Courts Estate Poka, Epe, do hereby acknowledge my obligation to pay the sum of N_____ on a Monthly basis till I complete the total cost of the housing unit I subscribed into. I also acknowledge that **Photizo Properties and Investment Limited** reserve the right to revoke my subscription due to me in the event that I fail, refuse or neglect to pay for the complete cost of the property in the given period of time. Any withdrawal of my interest after payment has been made will only be entertained within three (3) months of subscription and will attract a 20% administrative charges. I have read and understood all the terms and conditions herein contained and so I agree.

APPLICANT'S SIGNATURE: _____ DATE: _____

CONSULTANT'S INFORMATION

NAME:

PHONE NO.

EMAIL:

GROUP:

DATE TREATED:



Redefining Real Estate...

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