

HazanaEstate

by SmartCity



Subscription Form and FAQ

Application Form

Bio Data

Title: Mr/Mrs/Ms/Miss/Dr/Chief/Other:

Surname:

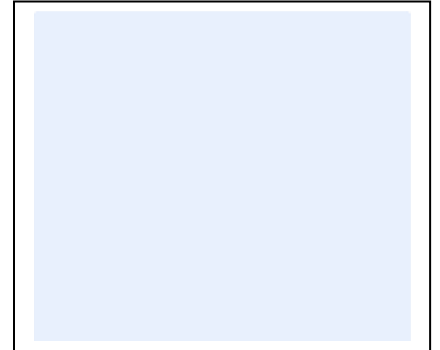
Other Names:

Nationality:

Country of Residence:

Date of Birth (dd/mm/yy): Sex:

Occupation:



Marital Status (please tick): ☐ Married: ☐ Single: ☐ Others:

Address

Address for Correspondence:

City: State: Tel:

Permanent Address (for agreement purposes):

City: State: Country:

Means of Identification (please tick): ☐ International Passport ☐ Driver's License ☐ Voter's Card ☐ Others

Phone Number: Alternative Number:

Email Address:

How did you get to know about HazanaEstate? ☐ Salesperson ☐ Facebook

☐ Instagram ☐ Twitter ☐ Google ☐ Website

Do you currently own a property within HazanaEstate? Yes/No. If Yes, please provide Name and Location.

Next of Kin:

Next of Kin Address:

Date of Birth (dd/mm/yy):

Next of Kin Phone Number:

Relationship:

Application Form (cont'd)

Property Information

Payment Plan (please tick):

☐ Outright

☐ Installment

☐ 3 months

☐ 6 months

☐ 12 months

Plot Square metre (please tick):

☐ 500SQM

Number of Plots:

Source of Funds

☐ Salaries and Allowance

☐ Cooperative Contribution

☐ Business Income

☐ Donations/Grants

☐ Sales of Personal Property

☐ Savings

☐ Personal Income

☐ Gift

☐ Loans

Others, please specify:

Realtor

Realtor's Name:

Phone Number:

Email Address:

Applicant's Signature: _____



Terms of Contract

Refund Policy

Should a refund be requested, a 30% deduction will be incurred for administrative and other purposes. The balance will be paid within 90 working days and in some cases only after the said plot(s) have been sold.

Default Policy

Any default in the agreed payment plan will attract a 5% administrative charge on the balance

Allocation Policy

All statutory fees must be completely paid before physical allocation.

Development Policy

Kindly note that the development fee changes periodically. We advise you to pay the development fee on time to enable us to carry out the necessary actions. Fee change is due to inflation and increasing cost of materials.

I/WE have read the above and confirm that I/We have provided accurate and up-to-date information relating to my/our application.

I/We make this declaration conscientiously believing that all information provided to be true in every particular.

I/We hereby declare that I/We fully understand the terms and conditions regarding this purchase and to fully abide by same.

I/We understand that the execution of this form does not guarantee my/our allocation of any building or plot of land within HazanaEstate to the purchaser.

I/We understand that subscription and sale are subject to availability and prompt payment of the deposit.

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

I/We further declare that the information given in this application form is true and correct to the best of my/our knowledge and nothing material has been concealed. All payments should be in favour of SmartCity PLC.

All Payment(s) should be made to:

SmartCity PLC

Sterling Bank-0072248093

Applicant's Signature: _____

Sales Agreement

SmartCity PLC (the “Vendor”) offers for sale, land for residential located at Osun Government Reserved Area (Oranmiyan New Town), Off Gbongan-Ibadan Road, Osun State, herein referred to as “the Estate.

1. PROPERTY DESCRIPTION

HazanaEstate is situated at the Osun Government Reservation Area, Gbongan Road, Osun, as part of the New Town Development initiative by the Osun State Government; in the neighbourhood of other choice in the area with notable infrastructure. Major landmarks are: Osun State House of Assembly, the Central Bank Osogbo, NTA, Department of Petroleum Resources, Zone 11 Police Command.

2. CHEQUE PAYMENTS

Payment by cheques shall only be acknowledged when payments are received in cleared funds by the Vendor. Acknowledgement of payments shall be by email, which shall be deemed delivered within three hours of sending email.

3. DOCUMENTATION

Documentation for a sale shall comprise of the following:

- (a). Receipt and Provisional Allocation letter upon payment of the initial deposit;
- (b). Receipt, Allocation Letter, Deed of Assignment and Estate Covenants issued upon full payment of purchase price.

4. DESCRIPTION & LAYOUT OF UNITS

The Purchaser acknowledges:

- (a). That units may not be delivered in accordance with the renditions made in marketing communication materials shown to the Purchaser.
- (b). Units will be delivered in accordance with the description and layout provided in the Contract of Sale.
- (c). Land measurements for each Unit will vary in size and final measurement of land will be confirmed upon allocation of unit.
- (d). In the event that land size is varied for any reason whatsoever, the Purchaser undertakes to pay for the additional land area at a prorated cost determined in line with the Purchaser's initial purchase price.
- (e). Requests for alternative allocation will be treated based on availability.
- (f). Survey plans indicating sizes of units purchased will accompany the Deed of Assignment.

5. PRICES AND PAYMENT TERMS

The Purchase Price for each unit is as detailed in our various marketing materials, with payment options either in full or in instalment as offered.

In addition to the payment of the property, the Purchaser shall pay the following additional fees:

- Service charge: (to be fixed subsequently)
- Infrastructure/Development fee N1,000,000

A default in payment within the specified payment period may result in the following:

- (a). A 20% interest fee on the outstanding amount.
- (b). Upward review of the Purchase Price of the unit.
- (c). Termination of your subscription to purchased unit(s) in event of two (2) successive defaults.

Applicant's Signature: _____

Sales Agreement (cont'd)

6. TRANSFER OF INTEREST

- (a). Where payment has been completed, transfer of interest in Unit or subscription by a Purchaser shall only be done upon receipt of prior express consent of the Vendor.
- (b). Both buyer and Vendor must complete a Property Transfer Form, after which a Purchase Agreement and Letter of Allocation will be issued in favour of the new owner (buyer). A non-refundable 5% of the Purchase Price per unit is payable before the necessary transfer documentations can be made. The transfer fee is subject to review.
- (c) Where a transfer of interest is to be made to a third party, the Purchaser shall bear the cost of procuring new Survey Plans and Title Deeds and any other document required to transfer the interest. The applicable cost shall be determined by the Vendor at the time of notification of intention to transfer.

7. SERVICE CHARGE

- (a). Purchasers shall be required to pay service charges for maintaining the common utilities (water, electricity etc.) and areas in the estate. The service charge shall be determined at the prevailing rates of the utilities to be provided per annum. The payment for the service charge (on commencement) will be subject to review to reflect economic realities.

8. REVOCATION

- (a). The Vendor shall be at liberty to revoke an Allocation or terminate the subscription of the Purchase if the Purchaser remains in default of any (2) two payment instalments (and so remains after the said default has been brought to his/her notice) or continuously fails to meet all or any of the Purchase requirements and/or adhere to the terms and conditions stated herein..
- (b). In the event of revocation or termination as stated above, the Vendor shall not be liable to make any refund to the existing Purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the Property. For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the Purchaser's interest in the Unit.
- (c). Revocation or termination arising as a result of failure of the Purchaser to meet payment obligations shall attract an administrative fee of (20% twenty percent) of the Purchaser's total deposit.

9. CANCELLATION

- (a). Cancellation of the transaction by the Purchaser will attract a charge equivalent to 20% (twenty percent) of the Purchaser's total deposit.
- (b). The Vendor shall not be liable to make any refund to the existing purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the Unit. For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the purchaser's interest in the property.

10. MARKETING MATERIALS

The design and renditions are meant for promotional purposes only. The plans, specifications, images and other details are subject to the confirmation of and approval by the Developer.

****Note: Kindly sign on every page of the Subscription Form to ascertain that all terms were read and agreed to by you.***

****Direct payments into our account will only be recognized when we receive evidence of such payment(s) from purchasers or their representatives.***

11. BUILDING DESIGN

The Purchaser is expected to conform to building plan/design provided by the vendor. This is for control purposes and to ensure we adhere to the green environment plan which is one of the model adopted for our estates.

Applicant's Signature: _____

FAQ

Frequently Asked Questions

1. Where is HazanaCity situated?

HazanaEstate is situated at the Osun Government Reservation Area, Gbongan Road, Osun

2. Who is the developer of HazanaCity?

SmartCity PLC, a leading player in the Nigerian real estate sector. Read more at www.smartcityplc.com

3. What title does HazanaCity have?

- Government Allocation Letter (C of O in process)

4. Is there any encumbrance on the land?

The land is free from every government known acquisition, interest, and claim.

5. What are the facilities available at HazanaCity?

- Good road network
- Access control (gate house & strategic location)
- Security network & patrol
- Power
- Water
- Good drainage system

6. What do I get after my initial deposit?

You get a receipt and the Provisional Letter of Allocation once payment of the initial deposit has been confirmed.

7. What are the prices of the property at HazanaCity?

Prices are supplied upon request

8. What do I get after completing all payments?

Once payment is completed, you get

- Receipt of Payment
- Contract of Sale
- Registered Survey
- Deed of Assignment
- Letter of Acknowledgement
- Physical allocation of the property will be granted immediately.

9. What other payments do I need to make apart from the payment on the Land/Building (Property)?

- Infrastructure and Development Fee – N1,000,000
- Service charge: (to be fixed subsequently)

10. When do I pay the other charges?

The Statutory fee should be paid along with the Purchase Price for the Property.

The Service Charge will be paid once the purchaser takes possession of the apartment.

11. What happens if I don't make payment for 3 consecutive months of the agreed payment period in an instalment payment plan purchase transaction?

5% of the total purchase price shall be added as interest fee on the outstanding balance for every 3 consecutive months the default occurs.

Applicant's Signature: _____

FAQ

Frequently Asked Questions

12. Can I pay a deposit and pay the balance any time within the duration of the transaction?

Every Subscriber/Purchaser is expected to pay an initial deposit as specified and agreed to by both parties. Depending on the payment plan as chosen by the subscriber, he will be expected to pay a particular sum monthly as specified in his/her Contract of Sales Agreement.

13. What other notable landmarks around HazanaEstate?

- Osun State House of Assembly
- Central Bank of Nigeria, Osogbo
- Nigerian Television Authority, Osogbo
- Department of Petroleum Resources
- Zone 11 Police Command

14. What is the payment Structure? Residential Sites and Services Plots

Outright Payment

500sqm – N3.5M

Request can be made via email: info@smartcityplc.com or log on to www.smartcityplc.com/apply to select your plot choice and apply

15. If I cannot continue payment of instalment plan, can I get refund?

Yes, in the event of refund request, you will be required to give the company a written notice after which the company will then process the request within a period of 90 days. The amount to be refunded shall be 20% less the purchase price of the property (Administrative fee).

16. Can I pay cash to your consultants?

NO! You can ONLY PAY INTO COMPANY'S DESIGNATED BANK ACCOUNTS

- **SmartCity PLC**
- **Sterling Bank-0072248093**

17. Can I have a survey for more than 1 plot?

Yes! Survey fees will be paid for individual plot.

18. What Infrastructure will the development fee cover?

- Perimeter fencing
- Security
- Access road
- Water
- Power

19. Are there restrictions to building type?

Yes. The Purchaser is expected to conform to building plan/design provided by the vendor. This is for control purposes and to ensure we adhere to the green environment plan which is one of the model adopted for our estates.

Note: kindly initial all the pages of the Subscription form and FAQ to ascertain that it was read and agreed by you.

The information provided, FAQ and terms herewith is acceptable and consented by me. I acknowledge receiving and reading a copy of it.

Subscriber's Name:_____

Subscriber's Signature:_____ **Date:**_____