

# CIVIC RESIDENCE



GOVERNMENT ALLOCATION  
(CERTIFICATE OF OCCUPANCY).



INSIDE ATLANTIC NOMINEE LAYOUT  
BY LEKKI GARDENS PHASE 5.

Estate   
FORM



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: Alternate Number:

Email Address:

How did you get to know about **CIVIC RESIDENCE** Salesperson  TV

Newspaper Ad  Billboard  Social Media  Website  Radio  Others

### PROPERTY INFORMATION

**CIVIC RESIDENCE**  300sqm  500sqm  2 Bedroom Bungalow +BQ  3 Bedroom Bungalow + BQ  4 Bedroom Bungalow + BQ & Penthouse

PROPERTY INFORMATION

REALTOR'S DETAILS:

REALTOR'S NAME:

PHONE NUMBER:

subscriber's signature:



## PROPERTY DETAILS

| Tick the appropriate | 300SQM | 500SQM | 2 BEDROOM BUNGALOW + BQ | 3 BEDROOM BUNGALOW + BQ | 4 BEDROOM BUNGALOW + BQ + PENTHOUSE |
|----------------------|--------|--------|-------------------------|-------------------------|-------------------------------------|
| NUMBER OF UNITS      |        |        |                         |                         |                                     |
| OUTRIGHT             |        |        |                         |                         |                                     |
| 6 MONTHS             |        |        |                         |                         |                                     |
| 12 MONTHS            |        |        |                         |                         |                                     |

## PRICING & PAYMENT TERMS

|                                     | OUTRIGHT | 6 MONTHS | 12 MONTHS | DOCUMENTATION FEE |
|-------------------------------------|----------|----------|-----------|-------------------|
| 300 SQM                             | 34.2M    | 35.055M  | 35.91M    | -                 |
| 500 SQM                             | 57M      | 58.425M  | 59.85M    | -                 |
| 2 BEDROOM BUNGALOW + BQ             | 50M      | 51.25M   | 52.5M     | 5M                |
| 3 BEDROOM BUNGALOW + BQ             | 62M      | 63.55M   | 65.1M     | 5M                |
| 4 BEDROOM BUNGALOW + BQ + PENTHOUSE | 80M      | 82M      | 84M       | 5M                |

**NB:** Civic Residence land plot prices are all inclusive of the documentation fee.

**CIVIC**  
RESIDENCE

# TERMS AND CONDITIONS

## PROPERTY DESCRIPTION:

CIVIC RESIDENCE is a premium development of lands, 2 bedroom fully detached bungalow with BQ, 3 bedroom fully detached bungalow with BQ and 4 bedroom fully detached bungalow with BQ and penthouse.

Civic Residence is a unique development of fully detached bungalows that redefines modern and exclusive living experience. Located at the Lekki—Ajah environs, it offers residents a mix of comfort, individuality, and eco-friendly design that in turn aids the sustainability of its environment.

Civic Residence is conveniently located in a top spot at the Ajah-Abraham Adesanya axis, Lekki-Epe Expressway, accessible to major business districts, malls, social structures, public space, etc. This haven is an intersection of serenity, luxury, and privacy folded in greenery and a community of progressive residents.

## TITLE/DOCUMENTATION:

Government Allocation: C of O

## 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 in which breach of the terms of agreement may lead to payment of fine.

## ALLOCATION:

A subscriber 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 measurement of the 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.

## MODE OF PAYMENT:

All payment should be made to: Account number: **0098291095**, Account name: **Gidi Real Estate Civic Residence**, Bank name: **Sterling**. Payment for your housing unit should only be made into GIDI Real Estate Investment Limited designated account. All checks and bank drafts are to be raised in favor of GIDI Real Estate Investment Limited, failure to strictly adhere to this terms and conditions shall be a loss on your end.

## REFUND:

In the event of refund, you are required to give 90-day 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.

## FAQ on DOCUMENTATION

Q: Is the estate product prices all-inclusive of the documentation fee?

A: No, it isn't. The documentation fee is a separate **5 Million naira**, exclusive of the estate products' prices.

### DEFAULT:

When, and where there is a default, GIDI Real Estate Investment Limited shall elect as applicable either any of the following:

- a. A default in your payment plan will attract monthly 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 of the housing unit.
- c. Where default continues for the period of 6 months, your subscription shall be terminated and your money refunded less than 30% administrative fees.
- d. In the event of 2 successive defaults where you are on monthly installment, you shall be charged 5% Default interest fee monthly

**CIVIC**  
RESIDENCE

**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 application fee shall be a non-refundable fee of N500,000 (Five Hundred 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 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.

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

**N.B:**

Should you elect not to choose/tick a payment plan herein, your subscription into this housing unit shall be deemed as an Outright (3 Months) payment plan.

**SERVICE CHARGE:**

You will be required to pay an annual service charge which shall cover maintenance of common utilities and common areas within the estates. For the first 2 year, you shall be required to pay in advance a deposit of the estimated annual 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**

GIDI Real Estate Investment Limited 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 LIMITED 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 purchaser 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 LIMITED designated account, GIDI shall not be liable for any finance
2. all loss as a result thereof.
3. Marketing materials are artistic renditions and not final design and must not be treated as such.
4. Execution of this terms and condition and application form does not confer any legal obligation on both parties until payment has been made.

**AFFIRMATION**

I..... confirm that I have read, understand, and accept the information provided in the FAQ and the terms and conditions herein. I agree that I intend to be bound by the terms in the FAQ including the terms and conditions as if they form part of any contract which I may execute in respect of this transaction at a latter date. GIDI REAL ESTATE INVESTMENT LTD.

Sign. .... Date .....

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: .....

**OFFICIAL USE ONLY**

Consultant Name:..... Phone No.:.....

Consultant Email:..... CID No.:.....

**REFERRAL DETAILS:**

Name:.....

Email:..... Date:.....



