

## BERRY PRIME ESTATE

Agu Awka (Anambra)

AFFIX  
A PASSPORT  
PHOTOGRAPH

### SECTION 1: SUBSCRIBER'S DETAIL

Please complete all fields in block letters. Fields marked with asterisks (\*) are mandatory. Tick boxes where appropriate.

**NAME\***

Mr. ☐ Mrs. ☐ Miss. ☐

**NAME\***

Mr. ☐ Mrs. ☐ Miss. ☐

**ADDRESS\***

**DATE OF BIRTH\***

**GENDER\*** MALE ☐ FEMALE ☐

**MARITAL STATUS\***

**NATIONALITY\***

**OCCUPATION**

**EMPLOYER'S NAME**

**COUNTRY OF RESIDENCE**

**LANGUAGE SPOKEN**

**EMAIL ADDRESS\***

**TELEPHONE NUMBER\***

**MOBILE NUMBER\***

### SECTION 2: NEXT OF KIN

**NAME:**

**ADDRESS:**

**PHONE NUMBER:**

**EMAIL ADDRESS:**

### SECTION 3: SUBSCRIBER'S DECLARATION

I ..... hereby affirm that all information provided as a requirement for purchase of land with ESSO PROPERTIES LTD is correct, ESSO PROPERTIES LTD shall not be held responsible for any inaccurate information provided by the subscriber.

\*TYPE OF PLOT: ☐ Residential ☐ Commercial plot (attracts 10%) Number of plots  PLOT SIZE: ☐ 465SQM ☐ 500SQM ☐ 600SQM

DURATION: ☐ Outright ☐ 6 Months ☐ 12 Months

\*IMPORTANT NOTE: Corner piece plot attracts 10%. ☐ Corner Piece

**NAME OF SUBSCRIBER\***

**SIGNATURE\***

**DATE\***

### FOR REFERRAL'S DETAIL

**NAME\***

**DATE\***

**REG CODE\***

**PHONE NO**

**EMAIL**

# BERRY PRIME ESTATE AGU -AWKA

## FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

### Q1. WHERE IS BERRY PRIME ESTATE AGU-AWKA?

- A. BERRY PRIME ESTATE AGU-AWKA is situated at along Enugu Onitsha Expressway, Opposite Wonderland, Agu-Awka, Awka South Local Government Area, Anambra State.

### Q2. WHY SHOULD I BUY BERRY PRIME ESTATE AGU-AWKA?

- A. BERRY PRIME ESTATE AGU-AWKA enjoys proximity to major government presence & commercial investment landmarks like the Wonderland Awka, MOPOL Base, ICC Awka

### Q2. WHO ARE THE OWNERS/ DEVELOPER OF BERRY PRIME ESTATE AGU-AWKA?

- A. ESSO PROPERTIES LIMITED, a Leading Real Estate Company with its office in Awka, Anambra State.

### Q3. WHAT TYPE OF TITLE DOES BERRY PRIME ESTATE AGU-AWKA HAVE?

- A. Government Gazette.

### Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

- A. The land is free from every known government acquisition, interest or adverse claims.

### Q5. WHAT IS THE PAYMENT STRUCTURE?

- a) Outright Payment of ₦ 15,930,000 For 465sqm. (payable within 3 months)
- b) Initial Instalment Payment of ₦1,500,000 for 465sqm and Subsequent equal monthly payments as at when due. (4 - 12 months payment available \*Attracts 10% extra\*)
- c) Commercial plots Attract additional 10% of land cost
- d) Corner piece plots Attract additional 10% of land cost.
- e) Change/Correction of Information attract N20,000 charges (Subject to review)
- f) Transfer of Ownership attract N100,000.

### Q6. WHAT IS THE SIZE OF THE PLOT?

- A. 465sqm.

### Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

- A. Yes the road to the estate is motorable.

### Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

- (a) Deed of Assignment: N200,000 only per plot (subject to review)
- (b) Registered Survey Fee: N200,000 only per plot (subject to review) Survey plan with Company's name attract double charges.
- (c) Development Fee: This will be communicated on a later date
- (d) Plot demarcation: N40,000 only per plot (Subject to review)

### Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

- A. Before Physical Allocation.

### Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

- A. Letter of acknowledgement of subscription, receipt of payment

### Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- A. (a) Final Payment Receipt, Contract of Sales & Payment Notification Letter (b) Deed of Assignment & Registered Survey Plan after Physical Allocation is done.

### Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

- A. You can start building on the land after Physical Allocation, while Fencing and gate house construction is ongoing Other Infrastructures will commence immediately after fencing.

### Q13. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

- A. No.

### Q14. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

- A. No.

### Q15. CAN I RE-SELL MY PLOT/PROPERTY?

- A. Yes a subscriber who has paid up on their land can re-sell their plot(s). ESSO PROPERTIES LIMITED would require the seller to furnish the company with details of the buyer.
- B. A Charge of 10% of the cost of the land (Covering Transfer Documentation Fee) shall be paid to the Company by the buyer.

### Q16. CAN I PAY CASH TO YOUR AGENT?

- A. We strongly advise that cash payments should ONLY be made to ESSO PROPERTIES LIMITED at its designated Banks. Otherwise, cheque(s) should be issued in favour of ESSO PROPERTIES LIMITED. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

### Q17. What happens if I cannot continue with my payment? Can I request for a refund?

- A. Yes, you can apply for refund. In the event of a Refund, you are required to give the Company Ninety (90) days' notice to process your refund request and a further Thirty (30) days if the process isn't completed after the first 90 days. The refund shall be processed and be paid according to the payment plan used for the subscription less 40% (Administrative Fee and Others).

### Q18. DEFAULT OR TERMINATION?

- A. Default on Monthly Instalment payments:
  - a. N.B:- Non-payment of the monthly instalments for a period of 4 consecutive months shall be treated as a FUNDAMENTAL BREACH of the contract which shall result in termination of the contract (Revocation).
  - b. The Clients shall be allowed a month grace default in monthly instalments payment only, failure to remit payment in the 2nd month following the grace period shall attract a 5% additional charges on the amount due for the 2 (two) elapsed months.
- B. In the event of uncompleted payments after the subscription period (termination):
  - i) Our refund policy of 40% deduction from deposited payments shall still be in force; however, the cost of penalty/default shall be deducted also from the balance (i.e both deductions are made before a final refund amount is paid.)

I hereby confirmed that I have seen the land and ready to go on with the transaction.

THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HERewith IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....

*\*Terms and Conditions Apply\**

*\*12/04/2022\**