

AFFIX  
A PASSPORT  
PHOTOGRAPH

## SOLEX VILLA PHASE II ESTATE

Itokin Town (Epe)

### 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:**  300SQM  600SQM

**DURATION:**  Outright  6 Months  9 Months  12 Months

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

**NAME OF SUBSCRIBER\*** \_\_\_\_\_

**SIGNATURE\*** \_\_\_\_\_ **DATE\*** \_\_\_\_\_

### FOR REFERRAL'S DETAIL

**NAME\***

**DATE\***

**REG CODE\***

**PHONE NO**

**EMAIL**

ALL PAYMENTS SHOULD BE MADE TO THE COMPANY'S ACCOUNT:

**ESSO PROPERTIES LTD**

ZENITH BANK  
**1019588723**

FIDELITY BANK  
**5600904236**

# SOLEX VILLA PHASE II ESTATE

## FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

**Q1. WHERE IS SOLEX VILLA PHASE II ESTATE?**

**A.** SOLEX VILLA ESTATE is situated at Itoikin town in Epe Local Government Area, Lagos State 25 minutes' drive from Epe Junction

**Q2. WHY SHOULD I BUY SOLEX VILLA PHASE II ESTATE?**

**A.** SOLEX VILLA PHASE II ESTATE enjoys proximity to major government presence & commercial investment landmarks like the Epe Resort, Alaro City, Lekki Free Trade Zone etc. guaranteeing high Return on Investment.

**Q2. WHO ARE THE OWNERS/ DEVELOPER OF SOLEX VILLA PHASE II ESTATE?**

**A.** ESSO PROPERTIES LIMITED, a Leading Real Estate Company with its office in Lekki, Lagos State.

**Q3. WHAT TYPE OF TITLE DOES SOLEX VILLA PHASE II ESTATE HAVE?**

**A.** Free Hold (Family Agreement)

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

**A.** The land is free from every known government acquisition or other adverse claims.

**Q5. WHAT IS THE PAYMENT STRUCTURE?**

- a) Outright Payment of N1,800,000 for 600sqm (payable within 3 months)
- b) Initial Monthly Instalment Payment of N200,000 for 600sqm and Subsequent equal monthly payments as at when due (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 N2,000 charges (Subject to view)
- f) Transfer of Ownership attract N100,000

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

**A.** 600sqm

**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: N100,000 only per plot (subject to view)
- (b) Survey Fee: N50,000 only per plot (subject to view) 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 view)

**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 with payment schedule and receipts 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 resell their plot(s). ESSO PROPERTIES LIMITED would require the seller to furnish the company with details of the buyer.

**B.** A Charge of N100,000 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 of 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 our refund request and a further Thirty (30) days if the process is not completed after the first 90 days. The refund shall be processed and be paid according to the payment plan used in the subscription less 40% (Administration and Other).

**Q18. DEFAULT OR TERMINATION ?**

**A.** Default on Monthly Instalment payments

a. N.B:- Non-payment of the monthly instalment 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 on failure to remit payment in the 2 month following the grace period shall attract a 5% additional charges on the amount due (two) elapsed months.

**B.** In the event of uncompleted payments after the subscription (penalisation)

i) Our refund policy of 40% deduction from deposited payments shall still be in force; however, the cost penalty/default shall be deducted also from the balance. i.e both deductions are made before a final refund amount is paid.

I hereby confirm 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.....