

**TYPE OF PLOTS:** ☐ RESIDENTIAL ☐ ~~COMMERCIAL (ATTRACTS 10%)~~ ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)  
**PAYMENTS:** ☐ OUTRIGHT ☐ INSTALLMENT ☐ 6 MONTHS ☐ 12 MONTHS  
**PLOT SIZE:** ☐ 464SQM ☐ 232SQM  
**NO. OF PLOTS:**

Kindly fill the form with correct details and well spelt names as any subsequent corrections issued documents occasioned by any mistake in filling this form will attract correction fees

AFFIX  
A PASSPORT  
PHOTOGRAPH

## SECTION 1: SUBSCRIBERS DETAILS

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others \_\_\_\_\_

NAME:

DATE OF BIRTH:       GENDER\* ☐ MALE ☐ FEMALE

ADDRESS   
(RESIDENTIAL ADDRESS INCASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS INCASE OF CORPORATE ORGANIZATIONS)

ROAD/STREET

TOWN/CITY/DISTRICT/STATE\*

OCCUPATION\*

ORGANIZATION NAME\*

EMAIL ADDRESS\*

MARITAL STATUS\*  NATIONALITY\*

TELEPHONE NUMBER\*  POSTAL CODE\*

MOBILE NUMBER\*

## SECTION 2: IDENTITY PROOF OF NEXT OF KIN

### IDENTITY PROOF\*

IDENTITY PROOF NAME

PHONE NUMBER

### ADDRESS PROOF\*

ADDRESS

EMAIL ADDRESS

## SECTION 3: SUBSCRIBERS DECLARATION

I, \_\_\_\_\_ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER\* \_\_\_\_\_

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

NAME \_\_\_\_\_

## FOR REFERRAL DETAILS

NAME\*

DATE  PHONE NUMBER

EMAIL

## 1. URBAN CREST ESTATE

URBAN CREST ESTATE is situated in Admiralty Drive, Ibusa Delta State.

## 2. PROPERTY INSPECTION

Clients or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at URBANROCKS DEV CO. Offices or with the designated sales representative. Free inspections hold Wednesdays & Saturdays. Inspection runs from 9am -3:30pm. NB: The Company shall not be held liable for claims/ issues arising from client's inability /failure to inspect the said property before purchase.

## 3. ESTATE LAND MARKS

URBAN CREST ESTATE enjoys proximity to major government presence & commercial investment landmarks like Koka Round-about (8 min), Okpanam-Ibusa ByPass (4 min), Immigration Office (5 min), Asaba Airport. (10 min), In a developed neighborhood. guaranteeing high Return on Investment.

## 4. PROPERTY TITLE

Deed of Assignment and Registered Survey; The land is free from every known government acquisition or interest and adverse claims. The company has the long-term responsibility to ensure/facilitate further perfection of its estates` title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

## 5. PLOT SIZE(S)

464 sqm. and 232 sqm. However, below are various plots with features that attract additional charges;

- Corner-piece plot attracts additional 10% of land cost
- Special plots: These are the regular plastered dwarf fenced plot with proline and it cost an additional N2,500,000 (Two Million Five Hundred Thousand Naira Only) to the price of the plot.

## 6. PRICES AND PAYMENT STRUCTURE

The purchase price is payable either in full, outright or in instalments as outlined in the schedule below (subject to review and variations):

LAND SIZE	1 MONTHS (OUTRIGHT)	6 MONTHS INSTALMENT
464 SQM	ACTUAL PRICE: N15,000,000 PROMO PRICE: N12,500,00 Initial Payment: N5,000,000	ACTUAL PRICE: N16,500,000 PROMO PRICE: N13,750,000 Initial Payment: N5,000,000
232 SQM	ACTUAL PRICE: N7,500,000 PROMO PRICE: N6,250,000 Initial Payment: N2,000,000	ACTUAL PRICE: N8,250,000 PROMO PRICE: N6,875,000 Initial Payment: N2,000,000

NB: The Company reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.

(b) Non-payment of the monthly instalments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result to the following;

- Attract default charge of 5% of the monthly payment or 5% of the total balance upon notice of demand, OR 5% of the outstanding payment for every month of default after payment expiration
- The company reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.
- Termination or revocation of the contract and the clause on refund would apply  
N/B: In the event that there are no available plot(s) at the time of subscription /payment/ allocation, one can be transferred to a new phase/estate.

## 7. OTHER PAYMENTS (Subject to review within 12 months)

- Development Fee: which will be communicated later will covers: Clearing, perimeter fencing, Gatehouse, Landscaping , Earth Road Network and other basic amenities.  
N/B: Development fees unpaid within 12 months of demand will be subject to an upward review due to rising costs of building materials.
- Development fees should be paid either on outright upon demand. Instalment payment of development fees will attract surcharges.

## 8. ALLOCATION TIME LINE

Physical allocation would be done three (3) months after completion of payment in order of subscription /payment . The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate or a new estate.

Note: Priority is given to clients who paid one-off over instalment payment plan.

## 9. DOCUMENTATION

The following document will be issued

- Upon payment of initial deposit, a letter of acknowledgment of subscription, receipt of payment for initial deposit would be issued, and also instalment payment receipt(s) for further instalments.
- Contract of Sales, Payment Receipt and Payment Notification Letter would be issued upon final payment of the total sum.
- Deed of Assignment & Survey Plan within four (4) months of payment provided that physical allocation has been done.  
N/B: In accordance with relevant laws, your Deed of Assignment CANNOT be executed on your behalf except upon production of a duly executed and registered Power of Attorney appointing your representative to execute on your behalf OR in the alternative a duly executed Power of Attorney authenticated by a Court of competent jurisdiction.

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

There must be evidence of active possession on your land within six (6) months of physical allocation i.e., at least fencing of plot(s). Where an allocated plot is not fenced within the stipulated time frame (6 months), the Company reserves the right to reallocate the subscriber to another area of the estate or a nearby scheme. Subscribers must pay at least 50% development fee, give proper notice and obtain approval from the management through the project and development unit before commencement of development on their plot.

## 11. BUILDING CONTROL RESTRICTION

- I. The estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section (Commercial or Residential) i.e. Bungalow, Block of Flats, detached houses (duplex).
- II. Tenement Building and high-rise houses will not be permitted.
- III. All building design must conform to the required set back & building control of the estate and such design would be approved by the company and with the State Government afterwards.

Fencing & Gatehouse would be constructed within the first year of introducing the estate and other infrastructure will commence from the 2nd year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscribers and payment of development fees by subscribers. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels UrbanRocks Development Company Limited (Facebook); @urbanrocks\_devco (Instagram).

- I. Subscribers who have paid up on their land can re-sell their plot. However, URBANROCKS DEVELOPMENT COMPANY LTD must be duly notified for proper regularization.
- II. 10% of the land consideration paid by the subscriber will be payable by the subscriber to the Company for Transfer/regularization of Title Documentation.
- III. The subscriber shall bear the cost of procuring new surveys and title deed and any other document as may be required for such transfer.
- IV. For avoidance of doubt, URBANROCKS DEVT CO. is not obligated to get a third-party to acquire the interest of the subscribers. We do not resell for subscribers.

- I. The subscriber continuously defaults or fails to complete the purchase sum at the end of the payment plan.
- II. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Company.
- III. Where the subscriber continuously violates the terms and conditions of the subscription
- IV. The subscriber is required to give the Company a minimum of fourteen working (14) days' written/email notice to process your refunding request and a further seven (7) working days if the process isn't completed after the first 14 days
- V. In the event that payment has been completed, you can no longer request for a refund, hence you can only re-sale.
- VI. All instances requiring refund as contained in Clause 14 (i,ii) shall be 10% less of total land cost (if commission has not paid) and 25% less of total land cost (if commission has been). For refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

## DECLARATION

NAME ..... SIGNATURE .....

*All payment should be made in favour of*

**URBANROCKS DEV. COMPANY LTD.**

**1307119284**

**PROVIDUSBANK**