

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

SECTION 1: SUBSCRIBERS DETAILS

**AFFIX
A PASSPORT
PHOTOGRAPH**

TITLE: Mr/Mrs/Ms/Dr/Prof/Chief/Others_____

NAME:

DATE OF BIRTH: GENDER* MALE FEMALE

ADDRESS
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE 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;

a) Corner-piece plot attracts additional 10% of land cost

b) 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

(a) 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: N12,500,000 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)

I. 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.

II. 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.

