



16th June, 2022.

Ms. Ayowale Ayodele
S5, Unit 1,
New Horizon 2, Lekki Gardens,
Ikate, Lagos.

Dear Ma,

OFFER LETTER OF A FOUR BEDROOM TERRACE DUPLEX, SITUATED WITHIN PLOT NO 1021 CADASTRAL ZONE CO2, LIFE CAMP DISTRICT, ABUJA.

Sequel to your expression of interest in our above mentioned property, we hereby write to offer you the said property for sale under the following terms and conditions:

- Property - 4-Bedroom Terrace Duplex, with a BQ
- Location - Plot 1021 within Cadastral Zone C02, Life Camp District, Abuja.
- Root Title - Certificate of Occupancy
- Subtitle - Final Letter of Allocation
Deed of Assignment
Power of Attorney
- Purchase Price - 42, 000,000.00

Status of delivery - Semi Finished (without interior finishing) limited to the following: Doors(External Doors), Windows, External Plastering/ Painting, Balcony railings, External Interlocking, Plumbing (without fixtures), Pipe for electricity (without wiring)all external finishing including balcony, surround light and infrastructure works, roof frames (wood work,excluding POP)

- Delivery of Possession - 24 months from first payment or at least 6 months from date of last payment, whichever is longer

Payment Plan:

SN	1 ST INSTALMENT	2 ND INSTALMENT	3 RD INSTALMENT	FINAL PAYMENT
Percentage	N20,000,000.00	N7,400,000.00	N7,400,000.00	N7,620,000.00
	UPON ACCEPTANCE OF OFFER	6 MONTHS WITHIN ACCEPTANCE OF OFFER	9 MONTHS WITHIN ACCEPTANCE OF OFFER	12 MONTHS WITHIN ACCEPTANCE OF OFFER

Kindly note that payment this offer is only valid for one week after receipt of document

Account Details: **Leptons Multiconcept Ltd**
 Guaranty Trust Bank
 0286116021

FURTHER TERMS AND CONDITIONS:

1. All payments are to be made as and when due.
2. Upon 70% payment, a Provisional Letter of Allocation shall be issued to you.
3. The cost of perfection of the title shall be borne by each Allottee.
4. All allocations are Provisional until all payments have been received and acknowledged by the vendor.
5. The Developer shall be responsible for the Facility Management of the Estate.
6. The Facility Manager shall undertake the maintenance of all facilities within the estate including provision of Security Personal, Cleaners, Electrical Equipment Maintenance, Gardening, Cleaning and Horticulture Works, Fumigation, Provision of Overhead Storage Tanks, Water System Maintenance, Plumbing Works, Firefighting Equipment, Waste Disposal Units, Maintenance of Common Grounds, Pavements, Street Lights, Roads and other facilities and the cost of providing all such services shall be borne by each Allottee in the estate via the payment of an annual Service Charge.
7. The Developer shall pay all outstanding statutory fees in respect to the Estate before handover to the Allottees
8. The Allottee consents that all monies paid in respect of her unit shall be applied towards the completion of the entire estate within the specified time.
9. The Allottee shall pay, Ground Rent, Tenement Rate, Taxes, Assessments, Impositions, Duties, Levies and other outgoings of an annual and recurrent nature, which are now charged or maybe charged, levied, assessed or imposed upon the premises by the Federal Capital Authority Administration.
10. The keeping of outdoor Pets/ Domestic animals is strictly prohibited within the premises.
11. Satellite Dishes and External Communication Equipment and Devices shall be erected at designated areas only as directed by the Developer.
12. In cases of refund: Refund of payment can only be made after the building has been resold to another client.
13. No alteration, modification, addition will be made to any allotted unit without the Written Consent/Approval of the Estate Management office first had and obtained.
14. The Allottee may at his discretion utilize the services of electricians and plumbers of his/her choice in the respective units and shall endeavor to notify the Security Unit of the Estate Management office of any or such person that will carry out the repairs.
15. The names of Domestic and Household Staff of each unit shall be forwarded to the Estate Management office for the purpose of identification of persons residing in the estate.

16. The Allottee shall be at liberty to install or improve upon alternative power generating devices in its allotted unit such as Solar Units, Inverters etc. to complement the electricity supply by the Abuja Electricity Distribution Company (AEDC).

Provided that where the use of a power generating set is required in the premises, the allottees shall contribute towards the purchase of a single set for the use of all the residents.

Provided further that where the use of a single power generating set is not achievable, only a soundproof power generating set may be installed by any allottee.

17. No allottee shall erect a fence to demarcate its allotted unit within the premises.
18. The Dredging or Drilling of Boreholes and the creation of Security House on individual allotted units is expressly prohibited.
19. Each Allottee covenants that where at any stage, payments becomes due under this arrangement and such payments have become due for a period of Fourteen Days (14) and the Allottee fails to make any such payment, this offer shall be deemed rescinded and the deposits already made shall be refunded to the Allottee less Ten Percent (10%) of the amount already paid as deposit which shall be deducted as Administrative Expenses incurred by the Developer in respect of the transaction.
20. The Developer reserves the right to revoke any allotted unit in any of the following events;
- a) Where payment terms are not strictly adhered to
 - b) Where the Allottee fails to make payments as and when due
 - c) Where the Allottees inability or neglect to make timely payments is in conflict with the collective interest of other Allottees and is inimical to the timely completion of the project.
21. Each Allottee shall pay 1% of the purchase price as legal fee for the preparation of transfer of title documents. That the said legal fee shall be paid together with the initial payment.
22. The Allottee covenants not to Dispose, Mortgage or transfer ownership in the allotted unit without informing the Developer and registering such disposal, mortgage or transfer of ownership with the vendor.
23. If the payment plan as agreed becomes inimical to project completion, the developer reserves the right to either refund or transfer the client to another site.
24. Upon the occurrence of an Event of Force Majeure, the obligations of the parties shall be suspended for so long as the Event of Force Majeure renders the performance of this offer impossible and neither party will be liable for any delay in performing or failure to perform any of its obligations under this Agreement caused by such event.

The term 'Force Majeure' as herein employed, shall mean an act of God, strike, lockout, or other industrial or mob disturbance, act of public enemy, war, blockade, terrorist act, riot, or other civil commotion, lightning, fire, storm, flood, explosion,

government action, policy and any other cause, whether of the kind specifically enumerated herein or otherwise, which is not reasonably within the control of the party relying on the force majeure.

The party relying on an Event of Force Majeure will promptly notify the other party in writing of the reasons for the delay or stoppage (and the likely duration) and will take all reasonable steps to overcome the delay or stoppage, and any loss or losses arising therefrom shall lie where it falls.

If the delay or stoppage continues for more than Sixty (60) days, either party may terminate this offer upon a written notice to the other party and neither party will be liable to the other for such termination.

25. Any controversy or dispute arising out of the operation, construction, interpretation or application of the terms, conditions, or provisions of this offer shall on the written request of either party be resolved amicably and in good faith by the parties through negotiation or mediation.

Where the parties are unable to resolve the dispute through good faith negotiation or mediation within one month of such written request, either of the parties may, by written notice to the other party, request that the issue be resolved by Mediation or Arbitration.

Where the conflict is submitted to Mediation or Arbitration, the same shall be conducted by a sole Mediator or arbitrator to be appointed by the Head, Alternative Dispute Resolution Center of the High Court of the FCT.

The said Mediation or Arbitration shall be in accordance with Nigerian Law and the venue of the arbitration shall be Abuja.

The award shall be published within 30 days of completion of the Preliminary Meeting.

If the above terms and conditions are acceptable to you, please indicate by signing in the space provided in our acceptance form.
This offer is valid for only one week after receipt.

Yours faithfully,



Authorised signatory



Authorised signatory

I.....of.....hereby declare that I have carefully read and understood the terms and conditions herein contained in this offer Letter and hereby agree to abide by same.

Signature.....
Date.....

IN THE PRESENCE OF:

Name.....
Occupation.....
Address.....
Date.....
Signature.....

☎ 0701 111 1629

✉ info@leptonsmulticoncept.com
🌐 www.leptonsmulticoncept.com

📍 No. 4 Kolo S. Close, Kado Estate,
Abuja

