



Deckland Gardens

Subscription Form & FAQs

Individual Subscription

Title: Mr **Surname:** Omongbale

First Name: Michael

Other Names: Ailende

Residential Address: 312 Road C Close Block 4 Flat 3 Festac Town Lagos

Passport
Here

Phone No: +13122167241

E-mail: michaelomongbale@gmail.com

Date Of Birth: 14th July 1985

Nationality: Nigeria

Marital Status: Married

Occupation: Business man

Work Place: Allengreen

Work Place Address: Chicago il

Means Of Identification

- International Passport National ID Card Driver's License | Permit
 Voter's Card Others

Source Of Fund For Property Purchase

Next Of Kin Information

Name Of Next Of Kin: Omongbale Margarat

Relationship: Wife

Phone No:

Address: 312 Road C close Block 4 flat 3 festac town lagos

E-mail:

Number of Plots 2

500SQM **300SQM**

Outright(0-3 months)

PLOT TYPE: Commercial Residential
 Corner Piece

Should you elect not to choose/tick a payment plan herein, your subscription into this property shall be deemed as an outright payment plan and the default clause shall become operative upon default

Acceptance & Undertaking

| Michael A Omongbale

a subscriber to Deckland Gardens do hereby acknowledge my obligation to pay on a weekly /monthly basis or in accordance with my payment obligation in my contract all instalments due on my payment plan for plots I subscribed to, I also acknowledge the right of the promoters of Deckland gardens to revoke any plots due to me in the event that I fail, refuse or neglect to pay for 2 months. I acknowledge that if any information which I supplied herein is found to be false, my subscription shall be cancelled. I further covenant that any withdrawal of my interest on the purchase will only be entertained within the first 3 months and shall attract a 10% severance and 20% administrative charge respectively. I hereby declare that I understand the terms and conditions as stated herein and covenant to fully abide by same.



20 Jan 2023

Signature Of Applicant(s)

Date

Corporate Subscription

Company Name:

Industry:

Address:

Phone No:

Email:

Please Tick Provided Documents

- | | |
|---|--|
| <input type="checkbox"/> Copy Of Certificate Of Incorporation | <input type="checkbox"/> Board Resolution Authorizing Purchase |
| <input type="checkbox"/> Form CAC 7 [particulars of director] | <input type="checkbox"/> Directors Valid ID [At least 2] |

Acceptance & Undertaking

Please note that this document shall be read conjunctively with other contracts which I may execute in respect of the purchase of land within the Deckland Gardens and I agree to be contractually bound accordingly.

Signature Of [Director 1]

Signature Of [Director 2/ Secretary]

Date

Direct Bank Deposit

Direct payments into our account will only be recognized when we received evidence of such **payment(s)** from purchasers or their representatives, and is subject to the execution of the contract of sale, which will contain the detailed terms and conditions of the sale.

Disclaimer

1. Where you transfer to banks other than UrbanLiving designated accounts, **Urban Living Development Ltd** shall not be liable for any financial loss as a result thereof.
2. Marketing materials are artistic renditions and not final designs and must not be treated as such.
3. Execution of this terms and conditions and application form does not confer any legal obligation on both parties until payment for a unit has been made.

Official Use Only

Consultant Name:

Phone No:

Consultant Email:

CID No:

I CONFIRM THAT I HAVE READ, UNDERSTAND AND ACCEPT THE INFORMATION PROVIDED IN THE FAQ AND THE TERMS AND CONDITIONS HEREIN. I AGREE THAT I INTEND TO BE BOUND BY THE TERMS OF THE FAQ AND TERMS AND CONDITIONS WHICH ARE TO BE READ CONJUNCTIVELY WITH MY CONTRACT AND ALL OTHER DOCUMENTS WHICH MAY FORM PART OF THIS TRANSACTION.



Michael Omongbale

Purchaser's Signature

Purchaser's Name

Date



WHERE IS DECKLAND GARDENS LOCATED?

Deckland Gardens is located in igboye, Epe.

WHO IS THE DEVELOPER OF DECKLAND GARDENS?

Urban Living Development Ltd is the developer of this project

WHAT TYPE OF TITLE DOES THIS PROJECT HAVE ON THE LAND?

REGISTERED SURVEY (CofO in view)

ARE THERE ANY ENCUMBRANCES ON THE LAND?

The Land is free from government acquisition, adverse claim and any form of encumbrance.

WHAT ARE THE PLOT SIZES AT DECKLAND GARDENS?

We have 300SQM and 500SQM

WHAT IS THE PAYMENT STRUCTURE?

FOR 300SQM

(Outright 0 - 3 Months) - NGN1,900,000
3 - 6 Months - N2,000,000

Initial Deposit - NGN500,000

(All Inclusive of Survey, deed and development)

FOR 500SQM

(Outright 0 - 3 Months) - NGN2,800,000
3 - 6 Months - N3,000,000

ACTIVE PROMO ON 500 SQM ONLY
PROMO PRICE - N2,240,000

IMPORTANT NOTE:

After the initial deposit, you are expected to pay the balance monthly until the total sum is liquidated. Any default shall be deemed as fundamental breach of agreement which shall result to 5% monthly default charge on the outstanding sum and reallocation to another plot within the estate (with same specifications)

Commercial Plots attract 20% surcharge while Corner Plots attract a 10% surcharge.

WHAT DO I GET AFTER THE PAYMENT FOR THE LAND?

After any payment you will be getting an invoice as you make payment to us and a receipt for the payment made with Contract of Sale

WHEN DO I GET MY DEED OF ASSIGNMENT AND SURVEY (Title Documents)?

Deed of Assignment and Survey Plan shall be prepared and handed over to subscribers who have completed payment for title documents during physical allocation.

WHAT WILL THE DEVELOPMENT LEVY COVER?

The basic facilities that comes with the estate such as; earth road, street lights, perimeter fencing, gate house, and security.

NOTE: Infrastructure Levy to be determined in the future and the following to be provided by the company subject to the payment of same;

- Greenery
- Electrification/Transformer
- Recreational Facilities
- Concretized Drainage
- Good Road Network
- Security
- Water
- Street Lightings

IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is accessible

WHEN WILL MY PLOT(S) BE ALLOCATED TO ME?

Once payment for the plot(s) of land has been made in full (inclusive of payment for the Deed of Assignment and Survey Plan).

CAN I START CONSTRUCTION OF BUILDING IMMEDIATELY?

Construction can commence provided that Development Levy has been paid in full and the Building Plan approval has been sought and obtained from the appropriate authorities.

IS THERE ANY RESTRICTIONS OF BUILDING TYPES I CAN CONSTRUCT IN THE ESTATE?

You need to conform with the estate layout the estate layout and build according to the designated sections. So you are only allowed to build houses on each section based on the designated use or plan for that section (commercial or residential) i.e. bungalow, blocks of flats, detached houses (duplex).

Note, Tenement buildings (face-me-I-face-you) are not allowed. All building designs must conform to the required set back of building control of the estate and such design would be approved by the company and LSG afterwards.

CAN I RESELL MY PLOT/ PROPERTY?

Yes, subscriber who has paid up on their land can resell their plot(s). However, approval must be sought and granted by URBAN LIVING DEVELOPMENT LTD. We would require the seller to provide the company with details of the buyer. Either party shall pay a Change of Ownership fee of N200,000 (Two Hundred Thousand Naira) exclusive of title document fees for the new owner (buyer). Please note that it's subject to review.

CAN I PAY CASH TO YOUR AGENT?

We strongly advise that all payments should be made to **URBAN LIVING DEVELOPMENT LTD. - PROVIDUS BANK, ACCOUNT NUMBER - 5403777678**. Otherwise, cheque(s) should be issued in favour of URBAN LIVING DEVELOPMENT. We shall not accept any responsibility for any liability that may arise, as a result of deviation from the above instruction.

WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND?

Yes, a refund can be made, subject to availability of funds by the Vendor after a minimum of 3 months from the date of the refund request or availability of an off-taker. At all instance, the refund will be made less 30% administrative charges.

CAN I HAVE A SURVEY COVER FOR MORE THAN ONE (1) PLOT?

Yes, however payment for each survey (per plot) will be made in accordance with the number of plots purchased.

WHAT IS THE TRANSACTION PROCESS?

- Inspection of land
- Fill the subscription form as well as FAQ
- Make payment for the property
- Send payment evidence, filled form and signed FAQ to **sales@urbanlivingng.com**
- Issuance of Invoice, Customer Statement, Receipt and Contract of Sales
- Issuance of Allocation Letter
- Issuance of Survey, Deed of Assignment
- Physical Allocation

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

Subscriber's Name

Date

Subscriber's Signature