

Beryl Golf Course Phase II, Ibadan Subscription Form



Instructions:

Please read this form carefully before filling same.

This form should be completed in BLOCK LETTERS only.

Please provide accurate information only (All information supplied will be treated as confidential).

The passport photo to be attached must be a recent one and reflect the true likeness of the individual applying or that of an authorizing officer of the establishment making the application.

Direct inquiries to Gtext Land Office Address or email at: Gtext Land Office Address or email at: info@gtextland.com

Names will appear on your title documents as filled on this form. Any subsequent alteration on your document will attract the sum of N50,000.

Filling this form without payment of deposit does not create any obligation between subscriber(s) and the company.

The form can be filled electronically and can be sent by clicking "Tap me to send" on the footer of the last page.

AFFIX PASSPORT
PHOTO HERE

Please write your full
name on the reverse
side of your
passport.

Personal Data

Surname: _____ Other names: _____

Preferred name on Document: _____

(Change of Name Attracts N150,000)

Marital Status: _____ Maiden Name: _____

Street name: _____ City: _____ State: _____

Country: _____ Religion _____ Christianity _____ Islam _____ Others _____

Date of Birth: ____ / ____ / ____ Nationality _____

Mailing Address

Street name: _____ City: _____ State: _____

EmailAddress _____ Home No _____ Mobile _____

Next of Kin

Name: _____

Mobile: _____

Email: _____

Current Employment Details

Employment: _____

Telephone: _____

Designation: _____

Street name: _____ City: _____ State: _____

Country: _____

Means of Identification: Drivers license ☐ National ID card ☐ International Passport ☐

All fields are required. This form can be filled electronically and can be sent to the email address below by clicking on it.

Land Banking ☐

Payment Option

Kindly tick appropriately

☐ Outright Number of plots _____ sqm _____
☐ 1-3 months Payment method: Online ☐ Cheque ☐ Transfer ☐ Cash ☐
☐ Total Amount Payable: _____

Sign: _____

FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

Question: WHERE IS THE ESTATE LOCATED?

Answer: Ibadan Expressway Ibadan, Oyo State.

QUESTION: WHO ARE THE OWNERS/DEVELOPERS OF THE ESTATE

Answer: Gtext Land Limited

QUESTION: WHAT TYPE OF TITLE DO YOU HAVE ON THE LAND?

Answer: Certificate of Occupancy in view, the duty to obtain the Certificate of Occupancy is borne by the purchaser and is subject to ratification by the appropriate government agency

QUESTION: ARE THERE ANY ENCUMBRANCES ON THE LAND?

Answer: The land is free from government acquisition and adverse claims.

QUESTION: WHAT IS THE PRICE OF THE LAND?

Answer: **\$8,237.68USD (₦12,000,000)**

	Residential Plots		Commercial Plot	
	(N)	(\$)	(N)	(\$)
Outright Payment	12,000,000	8,237.68	24,000,000	15,102.41
Installment Payment	14,000,000	9,610.64	24,000,000	16,475.36
Mini Estate	24,000,000	16,475.36	34,000,000	25,000.00

QUESTION: IS THERE A PAYMENT

PLAN?

Answer: The standard payment plan is for 3 Months installments require a minimum of **30%** of the total agreed

Amount on the first installment, **25%** on the second installment (**1st month**), **25%** on the third installment (**2nd Month**), and **20%** on the final installment (**3rdMonth**). For any extra month needed, a charge of 5% would be added to the total amount. This should be well explained in your contract of sales.

Payment Plan/ Percentage	Installment Payment ₱ 14,000,000.00	Installment Payment 9,610.64
Initial Deposit (30%)	4,200,000.00	2,883.19
First Installment (25%)	3,500,000.00	2,402.66
Second Installment (25%)	3,500,000.00	2,402.66
Third Installment (20%)	2,800,000.00	1,922.13
Total	14,000,000	9,610.64

QUESTION: WHAT IS THE SIZE OF A PLOT?

Answer: 400sqm

QUESTION: WHAT OTHER PAYMENT AM I REQUIRED TO MAKE APART FROM PAYMENT FOR THE LAND?

Answer: **No further payments are required except those necessary for the perfection of title, the cost of which may vary based on the statutory fees imposed by the relevant government authority.**

QUESTION: WHAT ARE THE INFRASTRUCTURES EXPECTED TO BE PUT IN PLACE?

Answer: Drainage systems, electrification /street lighting, water supply, waste management system, security cameras, paved roads, perimeter fencing.

QUESTION: WHAT DO I GET AFTER THE INITIAL PAYMENT FOR THE LAND?

Answer: Receipt for the payments made.

QUESTION: IS THE ROAD TO THE ESTATE ACCESSIBLE?

Answer: Yes, the road to the estate is accessible.

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

Answer: Your plots will be allocated to you as soon as payment for the plot of land has been made in full. Upon purchase of land, a temporary allocation will be assigned and sent to you. You thereby have 3 months to complete payment for the land after which your allocation will be made permanent

QUESTION: WHAT IS THE SIZE OF A CORNERPIECE AND HOW MUCH DOES IT COST?

Answer: The size of the corner piece varies; however, the amount will be prorated using the amount per square meter at the point of purchase.

QUESTION: START CONSTRUCTION OF THE BUILDING IMMEDIATELY?

Answer: Construction can commence once payment for the land has been completed and the survey, title deeds, and building approval have been obtained.

QUESTION: ARE THERE COMMERCIAL PLOTS FOR SALE?

Answer: Yes.

QUESTION: ARE THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

Answer: All building designs must be submitted to Gtext Land, approved by Gtext Homes in the first instance, and then by the Oyo State Government before building work can commence.

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

Answer: Yes, you can have more than one survey however it attracts additional costs.

QUESTION: CAN I PAY TO YOU AGENT?

Answer: No. All payments should be made to the Gtext Land's account at its designated banks. Cheque(s) should be issued in favour of Gtext Land. We shall not accept responsibility for any liability that may arise as a result of deviation from the above instruction.

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

Answer: Kindly refer to our policies below.

REFUND POLICY:

The Company shall not make any refunds for the lands purchased.

QUESTION: CAN I RESELL MY PLOT/PROPERTY?

Answer: Yes, subscribers who are up to date on their land payment, documentation levy, and development levy can resell their plots. However, approval must be sought and granted by Gtext Land management. Additionally, the re-seller is required to provide the buyer's details to the company to ensure our database is updated accordingly.

BUYBACK OPTION CLAUSE:

Whereas, the Client has purchased a property from the Company and circumstances may arise wherein the Client is no longer interested in maintaining ownership of said property.

Whereas the Company is open to providing a buyback option to the Client, subject to the terms and conditions outlined herein.

Now, therefore, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. Buy back Option:

If the Client is no longer interested in maintaining ownership of the property, the Client shall have two options:
(a) actively seek a buyer for the property or (b) requires the Company to repurchase the property from the Client.

If the Client chooses to have the Company repurchase the property, the Client acknowledges that the repurchase price shall be reduced by 35% of the initial purchase sum. The initial purchase sum is defined as the amount agreed upon at the time the property was initially purchased.

2. Payment Terms:

If the Client chooses the buyback option, the Company will make the payment for the property to the Client. This payment will be issued in staggered installments.

The payment installments shall commence 120 days after the signing of the Deed of Assignment, and the specific amounts and time frame for each installment shall be mutually agreed upon in a separate agreement between the Company and the Client.

3. Discretionary Company Buyback:

The Company reserves the right to decide, at its sole discretion, whether to proceed with the buyback of the property at any given point. The Company may discontinue the buyback option based on its assessment of market conditions, financial considerations, or any other factors it deems relevant.

RESALE CLAUSE:

1. Clients retain the right to independently resell their property at their discretion. However, GTEXTLAND must be formally notified of any intended resale to enable the preparation and execution of all requisite transfer documentation.

All associated costs relating to the transfer process, including administrative and documentation fees, shall be borne by either the original owner or the incoming buyer, depending on their mutual agreement.

2. Full Payment Option:

In instances where the new buyer remits full payment directly to the selling client, GTEXTLAND must still be duly informed to facilitate the legal transfer of ownership. Transfer and documentation fees are to be settled by either party, as agreed between them.

3. Payment Split Option (Optional):

Where the new buyer elects to make a partial payment, with the balance to be completed by the original owner, the transaction remains strictly between both parties. Nevertheless, formal notification must be provided to GTEXT LAND to process the transfer of ownership accordingly, and responsibility for the associated fees shall be determined by mutual agreement between the parties involved.

RELEASE CLAUSE:

Once the agreed payment and terms of the agreement are successfully fulfilled, GTEXT LAND will transfer ownership rights of the property from the initial purchaser to the new buyer. Both parties agree to collaborate to ensure a smooth transfer of property rights.

Please note that this form serves as a general template, and additional clauses or modifications may be required as per the specific requirements of the reselling agreement.

DEFAULT CLAUSE:

The company reserves the right to revoke the subscription where the client defaults on the payment plan for three months, and the property will be deemed forfeited.

REVOCATION CLAUSE

The Client agrees that in the event of a default on any installment or fee for a continuous period of ninety (90) days, Gtext Lands reserves the right to revoke the allocated plot(s). Upon such revocation, all prior payments shall be retained by the Company as liquidated damages, and the Client shall bear any associated revocation costs, thereby forfeiting all future claims to the property.

REALLOCATIONCLAUSE:

The Company shall make every reasonable effort to allocate the specific plot number subscribed to by the Client. However, the Company reserves the right to offer a substitute plot of comparable size, value, and location within the same Estate in the event of unforeseen technical, surveying, or legal impediments that prevent the allocation of the original plot.

RATIFICATIONOFTITLE:

Each client shall be solely responsible for the ratification and procurement of their individual Governor's Consent in accordance with applicable laws and regulations. The Company shall not be liable for any delays, costs, or obligations associated with the processing of the Governor's Consent, and clients are required to ensure full compliance with all necessary legal and administrative requirements and shall bear attendant costs arising therefrom.

AGREEMENT AND UNDERTAKING

I, _____ "I, a subscriber to Beryl Golf Course Phase II Ibadan, hereby acknowledge that my initial payment is non-refundable and agree that a 10% fee will be applied to any defaulted amount. Furthermore, I accept that the promoters reserve the right to revoke my plot(s) and forfeit all sums paid in the event of a default on my payment plan for three consecutive months."

Applicant's Signature _____ **Date:** _____

IN THE PRESENCE OF

Name: _____
Street name: _____ City: _____ State: _____
_____ Country: _____ Occupation: _____
Witness's Signature: _____ Date: _____

REFERRAL DETAILS (To be confirmed by Gtextland)

Marketer's Name: _____
Marketer's Mobile: _____
Marketer's Email: _____
Date Treated: _____ / _____ / _____



Address: 25A, Lola Holloway Street, Omole Phase 1, Lagos

Phone: +234 818 811 1999

Website: <https://www.gtextland.com>

Email: info@gtextland.com