



MONTE CARLO LAGOS

RESORTS AND RESIDENCES



Epe, Lagos

Developed By  ADOZILLION
HOMES & REALTY

SUBSCRIPTION FORM

Passport

INSTRUCTIONS

1. You are required to read through the application form carefully term and conditions before appending your signature and filing in your details in any part of the document
2. Please supply accurate information. All information shall be treated as confidential and for internal use only.
3. Names will appear on your title documents as filled on this form
4. Filing this form without payment (in full or part-payment) does not create any obligation between subscriber and the Company

TITLE: MR. / MRS. / MS. / DR. / CHIEF / OTHERS:

NAME:

NATIONALITY:

COUNTRY OF RESIDENCE:

DATE OF BIRTH: d d m m y y y y **SEX:** MALE FEMALE

MARITAL STATUS: MARRIED SINGLE SEPERATED DIVORCED

PERMANENT ADDRESS:

CITY: **STATE:** **COUNTRY:**

TELEPHONE NO: **MOBILE NO:**

EMAIL ADDRESS:

MEANS OF IDENTIFICATION: INTERNATIONAL PASSPORT DRIVER'S LICENSE VOTER'S CARD OTHERS

NEXT OF KIN:

NEXT OF KIN ADDRESS:

CITY: **STATE:** **COUNTRY:**

NEXT OF KIN PHONE NUMBER:

EMAIL ADDRESS:

RELATIONSHIP WITH NEXT OF KIN:

PROPERTY INFORMATION

How did you get to know about **MONTE CARLO LAGOS**

- Salesperson TV Newspaper Ad Billboard Social Media Website
 Radio Realtors Others

TYPE OF PLOTS:

- STRICTLY RESIDENTIAL SERVICED PLOTS CORNER PIECE PLOT (ATTRACTS 20% OF THE LAND COST)
 STRICTLY SERVICED COMMERCIAL PLOT

PAYMENT: 0-3MONTHS (INTEREST FREE) 6 MONTHS (+500K) 9 MONTHS (+750K)
 12 MONTHS (+1MILLION)

NUMBER OF PLOTS:

PLOT SIZE: 150SQM 300SQM 500SQM 1000SQM

WHEN DO YOU PLAN TO COMMENCE DEVELOPMENT:

- IN 6 MONTHS IN 12 MONTHS IN 18 MONTHS UNSURE

SOURCE OF FUND

- SALARIES & ALLOWANCE COOPERATIVE CONTRIBUTION GIFT SAVINGS DONATIONS/GRANTS
 SALES OF PERSONAL PROPERTY LOANS BUSINESS PERSONAL EARNINGS

OTHERS PLEASE INDICATE

PROPERTY INFORMATION:

Realtor's Name:

Realtor's Phone Number:

Realtor's Email:

SUBSCRIBERS DECLARATION

I/We _____ hereby declare that I/We fully understand the terms and conditions regarding this purchase and I/We consent to same. I/We further declare that all the information provided in this subscription form for the purpose of purchasing the above property is true and correct to the best of my/our Knowledge and nothing material has been concealed.

SUBSCRIBER NAME: _____

SUBSCRIBER'S SIGNATURE: _____ DATE: _____

MONTE CARLO LAGOS RESORT & RESIDENCE

TERMS AND CONDITIONS

PROPERTY DESCRIPTION

Monte Carlo Lagos is a proposed cosmopolitan metropolis located in Epe Town, Lagos State Nigeria. Adozillion Homes and Realty is infusing the positive energy and vibes into the bubbling city of Epe with lights and glamour. The features include Themed building hubs, arcades centres, Jetty/ Marina Bay, Resort, and Beach houses.

TITLE/DOCUMENTATION

The title to the property is Governor's Consent

Each Subscriber shall be entitled to receive the following documents below after making an Initial Deposit of Four Million Naira (N4,000,000), or Outright Payment of the land cost.

- a. Payment Receipt
- b. Acknowledgement Letter
- C. Contract of Sale

Please note, that Complete Payment is inclusive of Survey plan, Deed of assignment, Development Levy

ALLOCATION

A Subscriber is only entitled to physical allocation after 100% complete payment of the land cost.

Furthermore, a provisional Allocation Letter shall be issued where 70% of the land cost is deposited.

ESTATE HANDBOOK

Upon handing over of your property, you shall be provided with an Estate Handbook which shall guide you through your on-boarding within the Estate and also familiarize you with your new Environment. The Handbook contains the Estate Rules and regulations which breach of the term may lead to payment of Fine(s).

MODE OF PAYMENT

All Cheques and Bank Drafts are to be raised in favour of the Company: ADOZILLION HOMES AND REALTY LIMITED. We shall not be liable or responsible for any failures to strictly adhere to this guideline, or for any subscriber's errant decision to pay to any Third party(ies).



Keystone
Bank

1012580698
KEYSTONE BANK



1000867822
LOTUS BANK

REFUND

In the event any subscriber demands for a refund, you are required to give instruction by writing to "The Managing Director, Adozillion Homes and Properties Limited" by giving a 120 working days' notice, upon which shall the period within which your refund shall be processed. Your refund shall be made less 30% administrative fees.

DEFAULT

Where there is a default, ADOZILLION HOMES AND REALTY LIMITED shall elect as applicable, any of the following:

1. A default in your payment plan shall attract additional 5% interest fee on the outstanding amount.
2. Where default continues for a period of 3 Months, there shall be an upward review of the sales Price
3. Where default continues for the period of 6months, your subscription shall be terminated and your money refunded less 30% administrative fees.
4. In the event of 2 successive defaults where you are on a monthly installment, subscription shall be terminated and your money refunded less 30% administrative fees.
5. Where has paid up to 75% of the total Purchase Price of the property before default, the company shall be entitled to re-allocate the Subscriber to any of its projects equivalent of the 75% of such payment made earlier.

TRANSFER OF INTEREST

In the event that you chose to sell your property, you will be required to complete our change of ownership procedure. The change of ownership fee shall be the 10% of the current market value of the project in review (Per Plot). This fee is subject to upward review and is required to be paid before the transfer to the new Purchaser. Both parties are to agree on whom to cover the cost of fresh survey plan, deed of assignment and any other document relevant for the transfer of the Land title. The applicable cost shall be communicated to the parties at the point of notification of transfer

SERVICE CHARGE

You will be required to pay an annual service charge which shall cover for the cost of maintenance of common utilities and areas within the estate. Service charge payment becomes payable after construction and it is subject to review and to reflect economic realities. For the first 2 years, you shall be required to pay in advance a deposit of the estimated annual charge.

IMPORTANT NOTICE

Unless a payment plan has been negotiated and agreed in writing between the purchaser and ADOZILLION HOMES AND REALTY LIMITED, the balance sum payable on any property on installment payment shall be made in equal monthly installments over the agreed payment duration.

ANY/ ALL refunds shall be less 30% administrative fees.

FREQUENTLY ASKED QUESTIONS

1. Where is MONTE CARLO LAGOS located?

MONTE CARLO LAGOS is located in Epe Town, Lagos State, Nigeria.

2. What title is on MONTE CARLO LAGOS?

Governor's Consent.

3. What are the plot sizes available at MONTE CARLO LAGOS?

150SQM, 300SQM, 500SQM and 1,000SQM respectively.

4. Are there any impediments in the land?

NO. The land is free from every known government acquisition.

5. Who is the Developer of MONTE CARLO LAGOS?

ADOZILLION HOMES AND REALTY LIMITED

6. What is the transaction cycle and relevant documents from the developer?

- Transaction Cycle is 12 months, and Issuance of relevant documents are as follows;
Payment of Four Million Naira (N4,000,000) Initial Deposit: (a)Payment Receipt (b)Acknowledgement Letter and (c)Contract of Sale
- After 100% Full payment: Deed of Assignment and Survey Plan
- Upon Physical Allocation: Allocation Letter

7. Are there any restrictions on building types?

Yes. The estate layout is sectioned and purchasers are limited to building houses in each section based on the designated plan and designs for that section. Moreover, all building designs must conform to the required setback of building control of the estate, and such design will be approved by the Company and Lagos State Government.

8. Can I re-sell my plot?

Yes. A subscriber who has paid fully for his/her plot(s) can resell. The Buyer will inherit all the assets and liabilities on the plot(s). The Seller MUST notify and pay ADOZILLION HOMES AND REALTY LIMITED 10% of the current market value for Change of Ownership.

9. What are the available payment plans?

Outright for 3 months (interest-free), 6-Months (750k extra), 9-Months (1 million extra), and 12-Months(1.5 million extra)

10. Can pay cash to your Consultant or Staff?

NO!!! ALL PAYMENTS FOR MONTE CARLO LAGOS MUST BE MADE TO ADOZILLION HOMES AND REALTY LIMITED VIA ANY OF THE BANK ACCOUNTS LISTED ON "PAGE 4" OF THIS FORM.

11. When will development of the estate commence?

January 7, 2023.

12. What facilities or benefits are obtainable in the estate?

-Gated Community Security House

-Paved/Road network

-Underground electrification

-Renewable/ Solar energy

-Fiber Optics/Internet-enabled

-Tech Hub

-Streetlights

- Picturesque Landscape

-Gardens

-Perimeter Fencing Drainage Architecture

-Central Sewage System

-Leisure and Sports facility

-Jetty Marina

-Gardens and Game Parks

-Casinos and Movie Theatre

-Lagoon Beach Fronts

13. Can I get a refund if cannot continue with my payment installments?

Yes. In the event of refunds, a subscriber is required to give the Company 120 working days notice to process his/her refund. The refund shall be processed and paid 30% less the amount of the plot(s), for administrative fees.

14. Is the road to the estate motorable?

Yes. The road is accessible and motorable.

15. What is the price of land in MONTE CARLO LAGOS?

N50,000 Per SQM

16. Is the price subject to change?

Yes. The price changes as soon as construction of infrastructure commences, and there shall be quarterly upward reviews.

17. Are there other charges involved after Full payment of land cost?

No. The full payment is inclusive of the Land Purchase price and statutory fees. (Estate Service Charge shall be communicated later).

18. When can I start construction?

Construction can commence once full payment is made, and all building approvals have been acquired from relevant/appropriate Government authorities.

19. Why should is sign on every page of this Subscription Form?

To ascertain that you have read and agreed to all the terms and conditions. Also, your signing on all the pages of this subscription Form, shall also be deemed as your consent and commitment to abide by the tenets of the terms and conditions governing this estate.

CANCELLATION OF SUBSCRIPTION

ADOZILLION HOMES AND REALTY LIMITED reserves the sole right to terminate your subscription where you fail to meet your payment plan, fail to adhere to the terms and conditions detailed herein, or fail to meet the purchase requirements. If you choose to cancel your subscription, ADOZILLION HOMES AND REALTY shall not be obligated to procure third-party(ies) to acquire your interest in MONTE CARLO LAGOS,

DIRECT BANK DEPOSIT

Direct Payments into our account will only be recognized when we receive evidence of such payment from Purchaser(s) or their representatives, and it 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 make any monetary transfer(s) to any third-party(ies) other than ADOZILLION HOMES AND REALTY LIMITED's designated bank accounts, we shall not be liable to any financial loss as a result thereof.
2. Marketing materials are artistic renditions and not final design and must not be treated as such.
3. Execution of this terms and condition and application form does not confer any legal obligation on both parties until payment has been made.

REALTOR'S NAME:

REALTOR'S PHONE NUMBER:

REALTOR'S EMAIL:

SUBSCRIBER'S AFFIRMATION

I/We _____ whose name and residential address are as above stated hereby affirm that I have read and clearly understood the terms and conditions of this offer based on my understanding and acceptance. I hereby undertake to be bound by all that is stated therein and to advance the course of the scheme with ADOZILLION HOMES AND REALTY LIMITED.

I/We further declare that all the information provided in this subscription form for the purpose of purchasing the above property is true and correct to the best of my/our Knowledge and nothing material has been concealed.

SUBSCRIBER NAME:

SUBSCRIBER'S SIGNATURE:

DATE: