



LUXURY

R E S I D E N C E



Atlantic Hall Schools, Epe.

OVERVIEW OF LUXURY RESIDENCE

Enjoy the climax of comfortable living in these tastefully built apartments of the prestigious most sought after with high return landmarks of the new Lagos. The perfect destination to live in harmony; a haven of tranquility set within a lush landscape picturesquely.

Every corner of this home boasts show-stopping finishes, top-of-the-line amenities and an amazing investment property as it is strategically located in a peaceful neighborhood and flanked by top-notch commercial and recreational hubs providing a seamless transition between living, work and play.

Aside from boasting expansive light-filled living areas, this home comes complete with a roster of high-living facilities including 24hrs Concierge Service & Power Supply, top-notch security, lounge and more





LUXURY RESIDENCE

PAYMENT PLAN

2 BEDROOM FULLY DETACHED APARTMENT

Outright

Initial Deposit

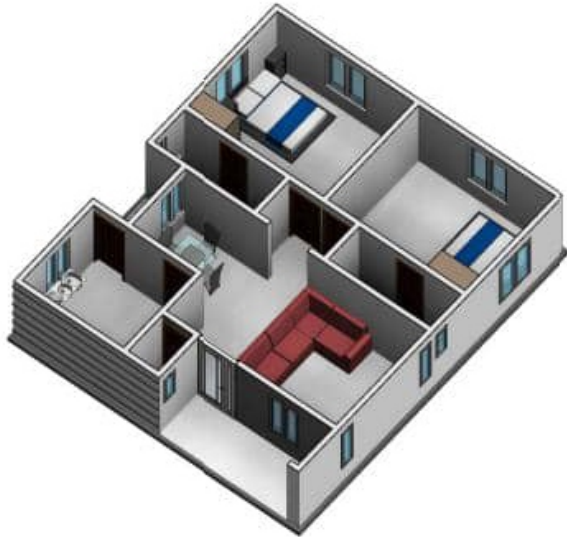
17 Million

N2 Million

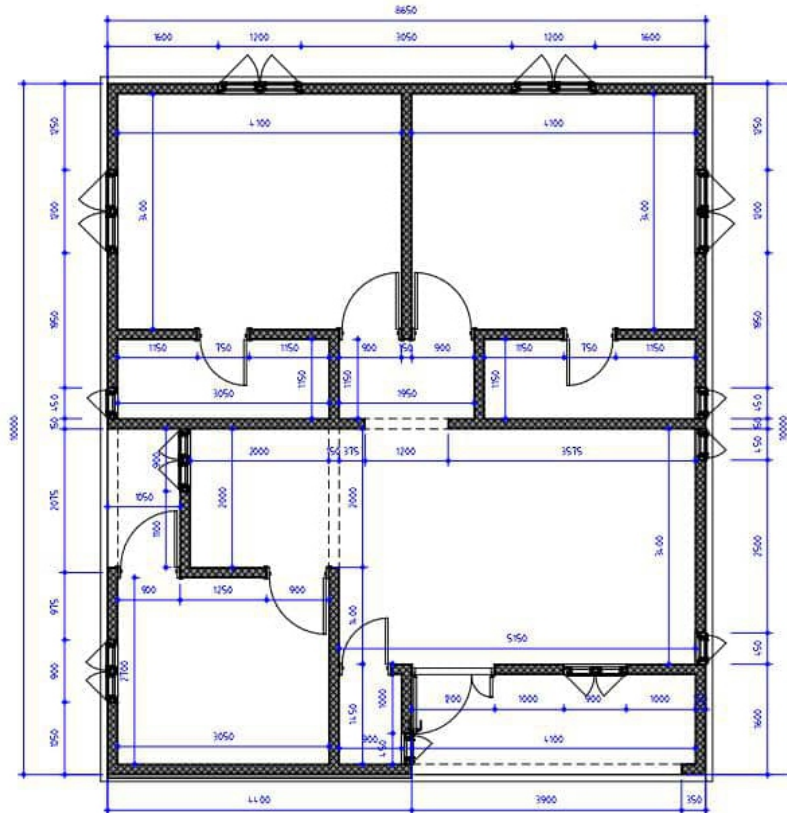
PERSPECTIVE VIEW



ISOMETRIC PLAN



GROUND FLOOR PLAN





LUXURY

RESIDENCE

FEATURES



UNDERGROUND
DRAINAGE & WIRING



SURVEILLANCE
SECURITY SYSTEM



PARKING SPACE



STREET LIGHT



24/7 PROFESSIONAL
SECURITY



GOOD ROAD
NETWORK



GATE HOUSE



LOUNGE



SURVEILLANCE
SECURITY



24/7 POWER
SUPPLY

ALL PAYMENT SHOULD BE MADE TO



0086625899

LANDFRICA SERVICES LIMITED

Secure a better future



LUXURY
RESIDENCE

TERMS AND CONDITION OF OFFER

This offer by Moart Company Limited hereinafter called the vendor, offers for sale its 2 Bedroom Fully Detached Bungalows at Luxury Residence, Poka, Epe, Lagos State, Nigeria.

1. Estate Description: The 2 Bedroom fully detached bungalow, each demarcated by a dwarf fence. Each unit is completely built Internal and externally with Green area and a Parking lot to accommodate three cars.
2. Proposed Extent of Development: The Estate will comprise only residential units and associated infrastructures including paved road network, central water system, central septic system, Street lights, galvanized water tank carrier, perimeter fencing and gate house.
3. Payment Terms and Default: The purchase price is payable outright or in installment as offered in payment plans communicated in our marketing materials excluding Value Added Tax. The current and updated price per time for each Estate product and units shall be displayed on our Website and marketing materials.

Payment terms are as follow;

- Payment of N2,000,000.00 (Two Million Naira) as initial deposit.
- Subscriber(s) is/are expected to make payment on monthly basis after the initial

- In the event that you default in the monthly installment before 50% of the property price is paid or a default in payment within the specified payment period may result in the following:

- a. A 5% interest fee on the outstanding amount
- b. An upward review of the sale price of the unit
- c. Termination of your subscription to purchased unit(s) in event of two (2) successive defaults.

(a) Your deposit entitles you to a slot but the construction of subscribed unit does not commence until 50% of the Unit price has been paid. That is the monthly installment or such other agreed arrangement must accumulate to 50% before a unit is guaranteed to the subscriber.

(b) Where applicable, prices for corner units shall be increased by an additional N2,000,000.00 (Two Million Naira) than units in the other locations.

(c) Unit allocation will be done 2 months after completion of all payments. In addition the Subscriber shall pay; Documentation fee for Survey and Deed is N500,000.00. (subject to review)

4. Developmental fee: A developmental fee of N500,000.00. (Five Hundred Thousand Naira) shall be paid.

5. DOCUMENTATION

Documentations for a sale shall comprise of the following:

a. Contract of Sale Agreement issued upon payment of initial 30% deposit for a unit to the vendor.

b. Deed of Assignment and Homeowners' Agreement issued upon full payment of purchase price.

c. Email acknowledgement for deposit for service charge for the first year ("Service Charge Deposit").

d. Survey Plan. The purchaser is responsible for perfecting title to the Unit purchased and shall be required to comply with the Estate's Rules and Regulations to be provided by the Vendor upon full payment of purchase price and Service Charge Deposit. The documentation for sale listed in 5 (a) and (b) shall be executed by the Vendor, being the registered title holder of the land upon which the Units are being developed.

6. DESCRIPTION & LAYOUT OF UNITS The purchaser acknowledges:

a. We will ensure delivery of the units with actual rendition(s) represented in the marketing communication materials, however, slight variation(s) are inevitable in construction realities.

b. Units will be delivered in accordance with the description and layout provided in the Agreement to purchase.

c. Land measurements for each Unit will vary in size and final measurement of land will be confirmed upon allocation of Unit.

Each Unit of a fully detached 2 bedroom bungalow is built on 230Sqms of land.

d. In the event land size is varied for any reason whatsoever, the purchaser undertakes to pay for the additional land area at a prorated cost determined in line with the purchaser's initial purchase price.

e. Requests for alternative allocation will be treated based on availability of Unit and applicants will bear cost of reallocation.

f. Survey plans indicating sizes of units purchased will accompany the Deed of Assignment.

g. The Unit is for residential purposes only and cannot be changed or altered under any circumstances.

h. The subscriber cannot erect any additional structure even after purchase.

7. OPTION TO TAKE POSSESSION BEFORE COMPLETION OF PAYMENT

Provided that you have been consistent with your monthly payment for the Apartment and you have completed 50% of the subscription price, you shall have the option to apply to take possession of the Apartment, whilst you continue your payment till completion.

NOTE:

a. Your possession of the apartment is strictly a tenancy until you complete payment of your subscription then your title documents are delivered to you.

b. In the event that you choose to pay 50% of your Investment as a down payment or initial deposit, your subscribed Apartment unit(s) will be allocated to you after one hundred and twenty (120) days from the day you pay the deposit.

Effect of Default After Taking Possession Before Completion of Payment Where you fall into default for three (3) cumulative months, after taking possession but yet to complete your subscription, you shall be served with a three (3) months' eviction notice at the expiration of which you shall be evicted from the apartment without recourse to any court of law. An administrative charge of 50% of the sum paid up to the point of default shall be deducted and the balance paid to you.

8. TRANSFER OF INTEREST

a. Where payment has been completed, transfer of interest in Unit or subscription by a Purchaser shall only be done upon receipt of prior express consent of the subscriber selling.

b. Both buyer and seller must complete our Housing Unit Transfer Form after which title documents and a Purchase Agreement will be issued to the new owner (buyer). A non refundable fee of N250,000.00 (Two Hundred & Fifty Thousand Naira only) per unit is payable before the necessary transfer documentations can be made. The transfer fee is subject to review.

c. Where a transfer of interest is to be made to a third party, the Purchaser shall bear the cost of procuring new Survey Plans, Deed and any other document required to transfer the interest. The applicable cost shall be determined by the Vendor at the time of notification of intention to transfer.

9. **TERMINATION BY DEATH IN THE EVENT OF DEATH OF A SUBSCRIBER:** the next of kin shall notify the Company with the death certificate issued by a credible and certified hospital, as well as the grant of Probate or Letters of Administration in favour of the next of kin or other beneficiaries. The beneficiaries of the estate of a deceased Subscriber shall have the following options:

a. Effect a change of ownership, and continue the payment for the apartment till completion.

b. Where payment for the apartment has already been completed by the deceased Subscriber, effect a change of ownership.

c. Apply for termination of the subscription, in which case the rules relating to termination/request for refunds will apply.

10. SERVICE CHARGES

a. Purchasers shall be required to pay service charges for maintaining the common utilities (water, security, waste management, common area, electricity, administrative charges etc.) and areas in the Estate.

b. A deposit of the estimated service charge for the first 2 years following completion of the Unit shall be made by the Purchaser in addition to the purchase price.

c. A final service charge for the Initial Period will be communicated to Purchasers before final Payment of purchase price is made.

d. Service charge payment becomes payable when a unit is delivered to the buyer and is subject to review to reflect economic realities.

e. Payment by cheques shall only be acknowledged when payments are received in cleared funds by the Vendor.

Acknowledgement of payments shall be by email which shall be deemed delivered within 3 hours of sending email. All Payments, Cheque(s) or Bank Drafts should be issued in favor of Moart Company Limited

11. REVOCATION

a. The Vendor shall be at liberty to revoke an allocation or terminate the subscription of the Purchaser if the purchaser fails to meet the purchase requirements or adhere to the terms and conditions stated herein.

b. In the event of revocation or termination as stated above, the Vendor shall not be liable to make any refund to the existing purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the Unit.

For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the purchaser's interest in the Unit.

c. Revocation or termination arising as a result of failure of the Purchaser to meet payment obligations shall attract an administrative fee of 30% (thirty percent) of the Purchaser's total deposit.

12. CANCELLATION

a. Cancellation of the transaction by Purchaser will attract a charge equivalent to thirty (30%) of the purchaser's total deposit.

b. The Vendor shall not be liable to make any refund to the existing purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the Unit. For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the purchaser's interest in the unit.

13. **MARKETING MATERIALS:** Renditions of the Estate and Units made in marketing materials are artist renditions and not the final designs or layout for the property to be purchased.

14. **DIRECT BANK DEPOSIT(S):** Direct payments into our account will only be recognised when we receive 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.

-The execution of this form does not guarantee the allocation of any building or plot of Luxury Residence to the purchaser. Subscription and sale are subject to availability and prompt payment of deposit(s).

-These terms and conditions are subject to change without notice.
I/We confirm that I/We have read and understand the terms of offer and agree to be bound by the terms.

Purchaser's Name

Purchaser's Signature:..... Date:



Landfrica

...just luxury

