



  
**arewà**  
CITY

RESIDENTIAL & COMMERCIAL

SUBSCRIPTION FORM & FAQ

# Application Form

## Personal Information

Title:

Surname:

First Name:

Other Name:

Affix Passport  
Photograph

Residential Address:

Mobile:

Email:

Nationality:

Occupation:

Signature:

Date of Birth:

Marital Status:

Sex:

Place of work:

Means of Identification:

## Next of Kin Information

Name of Next of Kin:

Relationship:

Email:

Mobile:

Corporate Address:

## 500SQM

### Property Information

Plot Size: 500sqm:

Number of Plots:

Initial Payment:

Outright (0 - 3 Months Interest Free):  N4.5M

4-6months:  N4.7M

7-12months:  N4.9M

## 300SQM

### Property Information

Plot Size: 300sqm:

Number of Plots:

Initial Payment:

Outright (0 - 3 Months Interest Free):  N2.9M

4-6months:  N3,050,000

7-12months:  N3,200,000

### Referral Details:

Name:

CID Number:

Email:

Mobile:

Date of Birth:

## Declaration

I/We at this moment declare that I/We understand the terms and conditions regarding this purchase and fully abide by the same.

I/We make this declaration consciously believing all the information provided to be true.

I/We further declare that the information in this application form is true and correct to the best of my/our knowledge and that no material has been concealed. All payments should be made in favor of JEMRAS NIGERIA LIMITED.

**Signature:**

## For Official Use Only

Realtor's Name:

Email:

Group:

Phone Number:

## Terms and Conditions for Arewa City Estate

Please read these Terms and Conditions carefully before fully subscribing to the Estate by appending your signature.

Your confirmation of subscription is dependent on your acceptance of these terms and conditions.

Terms apply to all purchasers, their heirs, assigns, and successors in title.

By signing these terms, you agree to be bound by the same.

## The Terms are as Follows:

1. The transaction on process are as follows:

- Client inspects the Land or appoints a representative to attend on his behalf.
- Client fills the subscription form and signs
- Execution of the terms and conditions or subscription
- Payment for Land
- Collect Contract of Sale, Invoice, Receipt
- Collect Survey
- Collect Deed
- The Client signs the Contract of Sale and returns a copy to the office
- Payment for Survey and Documentation.
- Physical Allocation on of plot(s) and issuance of allocation letter

(Please note: Allocation is done in batches, within 6 months of completion of payment).

2. Upon subscription, you are required to fill in your personal contact details (phone number and email) on your subscription form to enable us give necessary information with respect to your property as against going through your representative

3. The Company will not be liable for information not received by you as a result of breach of clause 2 above

4. The only party recognized by the Company in receiving instructions and execution of documents as regards the property is the Purchaser and, in the event, where the Client intends to delegate that responsibility to a third party, a written instruction either in a letter form or an official email has to be sent to the Company's official email address before such third party can be recognized.

5. WHAT OTHER PAYMENT DO I MAKE APART FROM THE COST OF THE LAND?

Survey: N500,000

Legal: N250,000

Site Fee: N250,000

6. WHAT IS THE SIZE OF THE LAND?

500sqm (Square Meter)- 4.5m(All cost inclusive)

300sqm (Square Meter)- 2.9m(All cost inclusive)

7. WHAT ARE THE FEATURES / NEIGHBOURING LANDMARK AROUND IT?
- (a) Epe T-junction
  - (b) Atlantic Hall Schools
  - (c) Epe Resort and Spa
  - (d) Africa's Largest Food Logistics Park
  - (e) Africa Film and Media House
8. Infrastructure levy to be determined in the future and the following to be provided by the company subject to the payment of the infrastructure levy
- Greenery
  - Electrification/Transformers
  - Recreational facilities
  - Concretized Drainage
  - Good Road Network
  - Security
  - Water
  - Street Lightning
9. The Payment structure for (500 & 300sqm) including the survey plan and deed of the assignment are as follows:

**PAYMENT STRUCTURE 500SQM**

**0 - 3 MONTHS**

**4 - 6 MONTHS**

**7 - 12 MONTHS**

**OUTRIGHT PAYMENT**

- N4,500,000

- N4,700,000

- N4,900,000

**PAYMENT STRUCTURE 300SQM**

**0 - 3 MONTHS**

**0 - 6 MONTHS**

**0 - 12 MONTHS**

**OUTRIGHT PAYMENT**

- 2,900,000

- 3,050,000

- 3,200,000

10. Where the client fails to complete his/her payment within the 3-month interest-free plan, the client shall be automatically moved to the next available payment plan (6 Months). Where the client fails to complete his/her payment within the 6 Months Interest fee plan, the client shall be again moved to the next available payment plan (12 Months).
11. Where a client cannot complete your payment/seek a refund: A refund may be made on the following conditions:
  - (a) In the event where client fails to complete payment of the land within 12 Months, the company shall be entitled to revoke the sale and refund monies paid by the client less 35% being administrative charges.
    - Early notification to the Company of the Client's inability to complete payment, a refund will be made for less than 35% of administrative charges.
    - The Company will be allowed a Ninety (90) days period to process the refund.
    - In all circumstances where payment has been made to the company, refund can only be done within Ninety (90) days, with 35% less administrative charge.
12. The company envisages 4 years for the development of infrastructure within the Estate, subject to the prompt payment of statutory fees by Subscribers.
13. The Company shall reserve your subscribed plot(s) upon receipt of your deposit provided that allocation letter shall only be issued upon full payment for the subscribed plots.
14. Is there any restriction as to the type of Building I can erect on the land?

You are expected to build residential houses within the area designated for such and build commercial houses in the area designed as commercial. Shops in residential houses are however not allowed and building of tenement house type (otherwise known as face me and face you are not permitted in the estate.
15. You can sell your plot provided that you have completed payment for the land. However, JEMRAS NIGERIA LIMITED must be put on notice. We would require you to comply with the transfer of ownership guidelines of the company.
16. The process of resale is as follows:
  - You are required to send an email notifying the company of your intent to sell, for the purpose of estate records, management, and administration.
  - Provided all financial obligations to the Company (payment for land) must have been completed. The cost of the transaction is borne by the parties to the transaction. The new owner shall be required to make payment for documentation (Deed and Survey) to retain the new ownership.
  - The (PURCHASER) is subject to pay a maintenance fee for his property to be determined in the future, (If the property is ie undeveloped)
  - Provided the (VENDOR) secures a CERTIFICATE OF OCCUPANCY for (AREWA CITY ESTATE), the (PURCHASER) shall pay an additional sum in this regard, to be determined in the future.

- Upon resale, the Client (as seller) must deliver all original copies of documents issued to him/her to the new owner.
- 17. All cash payments should be made to JEMRAS NIGERIA LIMITED Account No: 11000236493 Bank: Lotus Bank, Otherwise, we shall not accept any responsibility for any liability that may arise, as a result of deviation from the above condition.
- 18. The Purchaser shall bear the cost of perfection of his title at the Lagos State Lands Registry, Alausa. Provided if the (VENDOR) secures a CERTIFICATE OF OCCUPANCY for (AREWA CITY ESTATE), the (PURCHASER) shall pay an additional sum in this regard, to be determined in the future.
- 19. The parties' warranty that the Company shall not be liable for damages in tort or under Criminal Code and Laws of the Federal on for any deposit(s) that is illegal or questionable.
- 20. That the funds deposited with the company are not proceeds of a crime; and further undertake to indemnify the company for any loss or damage that may be suffered by the company arising from any criminal investigation on, prosecution of by a law enforcement agency, or civil claim by a third party arising from the source, means, or nature of the funds deposited with the company.
- 21. The Purchaser shall as from the date of allocation pay charges and all outgoings whatsoever imposed by the Federal, State, or Local Government on the property.
- 22. The real estate industry is a dynamic one, hence change is inevitable. However, **JEMRAS NIGERIA LIMITED** will try to maintain the stability of variables within its control while any change, amendment, or modification shall be communicated to subscribers. Such communication shall be via letters, electronic mail, fax, short message service (SMS), handbill, posters, and any other means of communication. Correspondence shall be deemed to have been received by the Client having been sent to the subscribers' last given address.
- 23. **I HEREBY AFFIRM THAT I HAVE READ AND UNDERSTOOD ALL THE TERMS, CONDITIONS, AND INFORMATION CONTAINED HERewith ALONGSIDE THE ATTACHED APPLICATION FORM. I AGREE THAT THE ABOVE TERMS ARE TO BE READ CONJUNCTIVELY WITH OTHER CONTRACTS THAT I MAY EXECUTE WITH THE COMPANY. I COVENANT TO BE BOUND BY THE SAID TERMS AND CONDITIONS.**

Subscriber's Name:

Signature:

Date:



# arewà CITY





A DEVELOPMENT BY



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