





Official use only

Reference Number

**PERSONAL INFORMATION**

Title:

Surname:

First Name:

Other Names:

Residential Address:

Passport  
Photograph

Phone Number(s):

Email Address:

Date of Birth:

/

/

Nationality:

Marital Status:

Occupation/Industry:

Place of Work:

Address (Work/Office):

Means of Identification:

National ID Card

International Passport

Driver's License Perm.

Voter's Card

Identification No.

**NEXT OF KIN INFORMATION**

Name of Next of Kin:

Relationship:

Phone Number:

subscriber's signature:

Address:

Email:

Property Type: Store Number

Ground floor

1st floor

2nd floor

**PAYMENT OPTION**

Preferred Payment Plan:

Outright(0-3months)

Instalment

Others (Specify)

Duration (Months):

Outright

6 Month

12 Month

Number of Unit's Applied:

.....

How did you hear about Treasure Mall?

Sales person

Newspaper

Billboard

Referral

Online

Others

I..... hereby agree that the information provided above in partial fulfillment of the terms of purchase of the Treasure Mall, Abijo GRA Ibeju Lekki, Lagos is acceptable by me. I accept that any default in my agreed payment terms may result in the cancellation of the subscription, the addition of a 5% default charge and where applicable, a refund of any amount paid with a 25% deduction.

Signature and date

Note: All cash/ cheque payments must be paid into our designated company's bank account in favor of Jemras Nigeria Limited.

**Payment should be made in favor of Jemras Nigeria Limited Naira Accounts**

**Zenith Bank - 1016421412, Wema Bank – 0122848399**

**Sales Consultant's Details**

Name:

Realtor's group

(Where applicable to you)

Phone Number:

Email:

**Terms and Conditions**

1. The vendor has agreed to demise absolutely unto the purchaser all the residue of its interest on all that property known and referred to as the Treasure Mall situated at Abijo GRA Lekki Lagos State.

2a. The outright purchase price of the property (see attached e-flyer for the prices)

b. The installment price according to your preferred payment plan and the payment plan structure is with an initial deposit of 30%

subscriber's signature:

3. That payment shall be made via a direct electronic transfer by the purchaser into the vendor's account.
4. In the event of full payment (inclusive of all ancillary fees), the purchaser shall be entitled to his keys and legal documents after the completion of the development
5. The purchaser(s) shall receive receipt, contract of sale agreement once initial deposit has been made. It is imperative that all document (Contract of sale agreement) is duly signed and sent back to the vendor.
6. Any default and/or withdrawal on the part of the purchaser, at any stage of the subscription shall lead to termination of the subscription and a refund of less than 25% of the total sum paid after a period of 120 working days from the date which the request was received by the Vendor.
7. Any cash given to any agent or marketer by the purchaser on behalf of the vendor shall be at the purchaser's risk.
8. Any request for a preferred location of any unit shall be put in writing and is subject to availability. Kindly note that this can be approved only when complete payment (Inclusive of ancillary fees have been paid).
9. The design and renditions are only meant for promotional purposes and have no legal value. The plans, specifications, images and other details are only indicative and subject to the approval of the concerned authorities.

**Therefore, the information provided, FAQ and terms herewith is acceptable and consented to by me, and I acknowledge receiving a copy of it.**

\_\_\_\_\_  
Subscriber's Name:

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Date:

## **KNOW YOUR CLIENT (KYC) REQUIREMENTS**

*Please fill in ENGLISH and in BLOCK LETTERS with black ink*

### **A. CORRESPONDENCE**

1. This application shall be processed by Jemras Nigeria Limited only after the confirmation of The minimum initial deposit,
2. The receipt and invoice will be sent within 24-48 hours upon payment.
3. If the subscriber(s) does not execute the sale agreement within the period agreed, then Jemras Nigeria Limited shall at its option be entitled to cancel the subscription, in this event the subscriber forfeit 25% of the amount paid, the subscriber shall

be liable to pay all taxes, duties and statutory levies. All correspondence to the company should be sent to

[jemras00@gmail.com](mailto:jemras00@gmail.com)

## 2. DECLARATIONS

1. I/We understand that as a policy, Jemras Nigeria Limited shall not accept third-party payments (other than lending arrangements) in respect of the asset to be purchased.

Yes  No

The company is indemnified from any legal charges that may arise as a result of a third-party transfer on behalf of a JEMRAS client.

N.B Where third party transfer is applicable, please INDICATE the name of the subscriber

1. Name of Individual / Corporate entity (Please write the complete name as per Certificate of Incorporation):

[REDACTED]

2. Please submit ANY ONE of the following valid documents for proof of address

the document attached for the following:

Individual / Company:

Latest telephone bill

Latest electricity/utility bill

Agreement \*Not older than 3 months old.

Lease

3. Tax clearance certificate Please mark (X) if provided:  Yes  NO

4. Please attach an updated profile and detailed write-up on the Individual purchasing the property or business transactions with information on its directors and promoters included therein.

5. Bank Verification Number:

[REDACTED]

**Please affix two (2) recent passport photographs of the individual / two directors or one director and the company secretary with their names and signatures behind the passport photographs.**

## B. COMPANY DETAILS- CORPORATE ENTITIES ONLY

1. Place of incorporation

[REDACTED]

Date of incorporation:

[REDACTED]

2. Registration No. (E.g., RC No)

[REDACTED]

3. Certificate of Incorporation Please mark (X) if provided:  Yes  NO

Memorandum and Articles of Association Please mark (X) if provided:  Yes  NO

subscriber's signature:

[REDACTED]

4. Current shareholding structure and list of Directors Please mark (X) if copies of Form CAC7 and Form CAC 2 is provided:  Yes    No   

5. Names and signatures of Company Directors and/or Promoters:

I/We hereby declare that the details provided above are complete and accurate to the best of my/our knowledge and belief and I/We undertake to inform you of any changes therein, immediately. In case any of the above information is found to be false or untrue or misleading or misrepresenting, I am/We are aware that I/We will be penalized for it.   
YES  NO

Affixing my signature implies I have read, understood, accepted, and agreed to the terms and conditions contained within the subscription form, I also attest that all amount paid towards this property was obtained via legal means and not through any fraudulent or illegal means, where it is legally and deemed fit that the source of payment is from a questionable source hence Jemras Nigeria Limited is indemnified from any legal charges against the buyer "prior or proposed" the interest or purchase of a property from the company

\_\_\_\_\_  
Individual / Director

\_\_\_\_\_  
Secretary / Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# FAQ

## FREQUENTLY ASKED QUESTIONS (4bedroom duplex)

1. Where is Treasure Mall situated?

Treasure Mall is situated in the unique and serene area of, Abijo GRA, Lekki, Lagos State

2. Who is the developer of Treasure Mall?

Jemras Nigeria Limited; a leading player in the Nigerian real estate sector is the developer of Treasure Mall



3. What title does the have?

Certificate of Occupancy

4. Is there any encumbrance on the land?

The land is free from every government known acquisition, interest, and claim.

5. What form of store are available in Treasure Mall?

- 25sqm
- 34sqm
- 51sqm
- 110sqm

6. What are the facilities available at Treasure Mall?

- Model Car Park
- Modern Day Pop
- CCTV and lots more
- Tiles
- Modern day facilities

7. What is the initial deposit?

Fixed at 30% initial deposits for Treasure Mall Abijo GRA

8. What do I get after my initial deposit?

You get a receipt for the payment of the initial deposit, and the contract of sale agreement once payment has been confirmed.

9. What are the prices of Treasure Mall?

See attached e-flyer for the prices of the apartment.

10. What do I get after completing half of the purchase price?

Once 50% of the purchase price is completed, a letter of provisional allocation with the intended unit shall be assigned to the subscriber on the condition that he/she shall not default on any of the subsequent payments due on the property. Where the subscriber defaults on any of the payments due monthly, the subscriber shall be granted a twenty-one (21) days grace after which the provisional allocation shall be revoked and the subscriber shall be required to renegotiate the purchase price with the Company.

11. What happens if I don't make payment for every month of the agreed payment period?

5% of the total purchase price shall be added as a default charge on the outstanding balance for every monthly installment the default occurs. However, where the subscriber has paid 50% of the purchase price, any monthly default after a twenty-one (21) day grace period shall lead to a renegotiation of the purchase price

12. Can I pay a deposit and pay the balance at any time within the duration of the transaction?

No. Every Subscriber/Purchaser is expected to pay an initial deposit as specified in the e-flyer. Depending on the payment plan chosen by the subscriber, he/she will be expected to complete the balance in monthly installments as specified in his/her Contract of Sales Agreement and the payment structure attached to the e-flyer.

13. What other notable landmark surrounds the Treasure Mall?

- Caleb School
- Abijo GRA
- Banks
- Filling Stations and more

14. What is the payment structure?

See attached e-flyer for more details and further inquiries may be made via mail to [info@jemras00@gmail.com](mailto:info@jemras00@gmail.com).

**Note: kindly sign on all the pages of the subscription form and FAQ to ascertain that it was read and agreed by you.**

Therefore, the information provided, FAQ and terms herewith is acceptable and consented by me. I acknowledge reading and receiving a copy of it.

\_\_\_\_\_

Subscriber's Name:

\_\_\_\_\_

Signature:

\_\_\_\_\_

Date:



A DEVELOPMENT BY



[www.jemrasng.com](http://www.jemrasng.com)

