



# TIWA

GARDEN PHASE 2

# FORM

# & FAQ





# Application Form

PLACE YOUR  
PASSPORT  
HERE

## BIO DATA

Title: \_\_\_\_\_

Surname: \_\_\_\_\_

Other Names: \_\_\_\_\_

Nationality: \_\_\_\_\_ Country of Residence: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ (DD/MM/YYYY) Sex: \_\_\_\_\_

Marital Status: Single:  Married:  Others:

Address for Correspondence: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Tel: \_\_\_\_\_

Permanent Address: (For agreement purposes)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Country: \_\_\_\_\_

Next of Kin: \_\_\_\_\_

Next of kin's address: \_\_\_\_\_

Means of Identification: International Passport:  Driver's license:  Voters card:  others:

Mobile Number: \_\_\_\_\_ Alternative Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

How did you get to know about TIWA GARDEN PHASE 2? Salesperson  Tv  Newspaper Ad

Billboard  Social Media  Website  Radio  Others

Do you own any property in Zylus Homes? Yes  No

If Yes, Project Name & Location: \_\_\_\_\_

Payment Plan:  Outright (0-3 Months):  Instalment:  6 Months:

12 Months:  18 Months:  Number of plot(s):

subscriber's signature: \_\_\_\_\_



## Realtor's Details:

Realtor's Name: .....

Phone Number: ..... Email: .....

Realtor CID: .....

## Property Information

Plot Size: 300 SQM  500 SQM  600 SQM  1000 SQM

Total Cost: ..... (amount in word) .....

## Agreement & Undertaking

I/WE.....A SUBSCRIBER TO THE TIWA GARDEN PHASE 2 DO HEREBY ACKNOWLEDGE MY OBLIGATION TO PAY ON A MONTHLY BASIS, ALL INSTALLMENT DUE ON MY PAYMENT PLAN FOR THE LAND I/WE SUBSCRIBED TO. I/WE ALSO ACKNOWLEDGE THE RIGHT OF THE PROMOTERS OF TIWA GARDEN PHASE 2 TO REVOKE ANY LAND DUE TO ME IN THE EVENT THAT I/WE FAIL, REFUSE OR NEGLECT TO PAY FOR THREE (3) CONSECUTIVE MONTHS. I/WE ACKNOWLEDGE THAT IF ANY INFORMATION I/WE SUPPLIED IS FOUND TO BE FALSE, I/WE BE DISQUALIFIED FROM ALLOTMENT. I/WE HAVE ALSO READ AND UNDERSTOOD ALL THE TERMS AND CONDITIONS HEREIN CONTAINED AND SO AGREE.

## In The Presence Of

Name: .....

Address: .....

Occupation: .....

.....  
Witness' Signature

.....  
Date

**ZYLUS HOMES AND PROPERTY LIMITED DOES NOT ACCEPT PAYMENTS EITHER BY BANK TRANSFER, DEPOSIT, OR CASH TO ANY REALTOR, CONSULTANT, OR ASSOCIATE OF THE COMPANY AND SHALL NOT BE LIABLE FOR ANY LOSS. ALL PAYMENTS SHOULD BE MADE THROUGH THE DESIGNATED PAYMENT CHANNELS IN FAVOUR OF ZYLUS HOMES AND PROPERTY LIMITED.**

## Terms Of Contract

1. This application is made by the subscriber requesting for allotment of the space/square meter as mentioned above.
2. Zylus Homes and properties reserves the right to allot the unit(s) requested by the subscriber.
3. This application will be processed by Zylus Homes and properties only after the realization of the minimum initial deposit mentioned above in the payment details. All statutory fees as contained in the agreement as applicable from time to time shall be borne by the subscriber.
4. Subscriber should sign at the bottom of all pages. By signing the form, the subscriber(s) affirm that they know the location of the project and is (are) satisfied with the same. The subscriber(s) also affirm that he/she/they have understood the scheme of investment/development and aware of the details of the project.
5. All plot allocations shall be done on a first come first serve basis on full payment.

subscriber's signature: .....



6. No refund of any money paid at any stage of transaction.
7. The subscriber(s) further agree that the allotment letter issued by Zylus Homes and Properties is the provisional allotment letter and will be final only after the subscriber(s) execute the sales agreement.
8. The subscriber(s) agrees that no transfer or reassignment will be permitted without the prior approval of Zylus Homes and Properties, except and until the title has been transferred by Zylus Homes and Properties.
9. Zylus Homes and properties can vary the price of the unsold units at its sole discretion and same will not be applicable to this subscriber.
10. It is the sole responsibility of the subscriber(s) to provide the updated information (if any) to Zylus Homes and properties Limited from time to time.
11. All the communications sent by Zylus Homes and Properties to the subscriber at the given address above shall be deemed to have been received by the subscriber either by email or by any other form of communication mentioned above. Zylus Homes and Properties shall continue to correspond with the subscriber at the address mentioned in the application unless the change of address is given in writing and such changed address is acknowledged by Zylus Homes and Properties. Any such communication sent by Zylus Homes and Properties for whatever reason is deemed as received by the subscriber(s) and the subscriber(s) agree(s) to abide by the content of such communication.
12. Zylus Homes and Properties has the right to conduct a Know Your Customer (KYC) verification of the subscriber(s) by an authorized employee based on the information provided on this subscription form.
13. Zylus Homes and Properties will not divulge information provided above to any 3rd party except required by law or expressly required by you.
14. This application form is not transferable.
15. Any cash given to any agent or marketer by the purchaser on behalf of the vendor shall be at the purchaser's risk.
16. The subscriber(s) declare that they have read and understood the terms and conditions herein.

**BANK:**



**KEYSTONE BANK**

**ACCOUNT NAME:**

**Zylus Homes and Property Ltd**

**ACCOUNT NUMBER:**

**1012423890..... NAIRA**

subscriber's signature:-----



In Witness whereof the Company has hereunto set her common seal and the subscriber(s) have set his/her/their hands(s) the day and year written below.

Sole/First subscriber

Name: .....

Signature: .....

Date: .....

ZYLUS HOMES AND PROPERTIES LIMITED

Name: .....

Signature: .....

Date: .....

subscriber's signature: .....



  
**TIWA**  
GARDEN PHASE 2

# FAQ

FREQUENTLY ASKED QUESTION





## Q: Where is TIWA GARDEN PHASE II Located ?

**A:** TIWA GARDEN PHASE II is situated at Eleran igbe bus stop, Ibeju-Lekki Local Government Area, Lagos facing the Lekki-Epe Expressway.

## Q: Who is the developer of TIWA GARDEN PHASE II ?

**A:** Zylus Homes And Properties

## Q: What title is on TIWA GARDEN PHASE II ?

**A:** Government Allocation.

## Q: Are there any encumbrances on the land ?

**A:** No, the land is free from every known government acquisition or interest and adverse claims.

## Q: What is the size of the plot ?

**A:** 300sqm, 500sqm, and 600sqm respectively.

## Q: What is the transaction sequence ?

- A:** -Payment for the initial deposit of the land
- Collect offer letter, Receipt and Contract of Sale of Land
- Issuance of Deed of Assignment and Survey Plan
- Issuance of Allocation Letter and Physical Allocation.

## Q: What is the payment structure ?

**A:** The payment structure for the estate is as follows;

	(initial deposit)	(0-3 months)	(4-6 months)	(7-12months)	(13-18months)
<b>300sqm</b>	<b>3,000,000</b>	<b>21,000,000</b>	<b>22,000,000</b>	<b>23,000,000</b>	<b>25,000,000</b>
<b>Monthly Payment</b>		<b>6,000,000</b>	<b>3,166,667</b>	<b>1,166,667</b>	<b>1,222,220</b>
<b>500sqm</b>	<b>3,000,000</b>	<b>35,000,000</b>	<b>36,000,000</b>	<b>37,000,000</b>	<b>38,000,000</b>
<b>Monthly Payment</b>		<b>10,666,667</b>	<b>5,500,000</b>	<b>2,833,333</b>	<b>1,944,444</b>
<b>600sqm</b>	<b>3,000,000</b>	<b>42,000,000</b>	<b>44,000,000</b>	<b>46,000,000</b>	<b>50,000,000</b>
<b>Monthly Payment</b>		<b>13,000,000</b>	<b>6,833,333</b>	<b>3,583,333</b>	<b>2,611,111</b>

subscriber's signature:-----



**Q: Is there any restrictions on building type ?**

**A:** Yes, the estate layout are in sections and you are limited to building houses on each section based on the designated designs/ plan for that section. However, 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 afterwards.

**Q: What is tiwa Garden City II Price Breakdown ?**

<b>A:</b>	300SQM -----	18,000,000	500SQM -----	30,000,000
	Survey Plan -----	1,000,000	Survey Plan -----	1,000,000
	Legal Fee -----	500,000	Legal Fee -----	500,000
	Development/Instruction -----	1,500,000	Development/Instruction -----	3,500,000
	<b>TOTAL</b>	<u>21,000,000</u>	<b>TOTAL</b>	<u>35,000,000</u>
	600SQM -----	36,000,000		
	Survey Plan -----	1,500,000		
	Legal Fee -----	500,000		
	Development/Instruction -----	4,000,000		
	<b>TOTAL</b>	<u>42,000,000</u>		

**Q: Can I resell my plot(s) ?**

**A:** Yes, a subscriber that has fully paid up for his/her plot(s) can resell their land. The buyer will inherit all the assets and liabilities on the plot(s). ZYLUS HOMES AND PROPERTIES would require the seller to furnish the company with details of the buyer.

**Q: Can I pay cash to your consultants ?**

**A:** No! All payments for TIWA GARDEN PHASE II should be to ZYLUS HOMES AND PROPERTIES LTD's designated accounts:

**BANK:**  **KEYSTONE BANK**  
**ACCOUNT NUMBER:** 1012423890 ..... NAIRA

**Q: What document will I get after initial deposit ?**

**A:** Offer letter, Receipt of payment and Contract of the sales agreement.

**Q: What if I default on payment plan duration ?**

**A:** Incas of default or expired contract, the client will be automatically placed on current payment plan as at the time of review

**Q: Can I pay a deposit and pay the balance any time within the duration of the tenure chosen ?**

**A:** After the payment of initial deposit, you are expected to pay the balance monthly as non - payment as at when due will be treated as a breach of contract which can either result to termination or revocation of the contract.

subscriber's signature:-----



**Q: When will the development for the estate commence ?**

**A:** Started Already.

**Q: What does the Development Fee cover ?**

**A:** The Development Fee forms part of the all-inclusive payment that covers the costs associated with essential estate improvements. This includes perimeter fencing, construction of the gatehouse, approach beautification, and installation of street lighting along the approach roads. These features ensure the estate is secure and aesthetically pleasing.

**Q: What other facilities or benefits are obtainable in the estate ?**

**A:** The Infrastructure Fee is a separate charge determined at the point of the subscriber's readiness to commence construction on the Plot. This fee is subject to periodic reviews and covers the provision of essential infrastructure required for building such as

- i. Construction and maintenance of internal road networks, walkways, and drainage systems.
- ii. Installation, connection, and maintenance of electrical infrastructure, including streetlights and power lines pre- and post-construction.
- iii. Provision and maintenance of water supply systems, boreholes, sewage treatment, and waste disposal systems.
- iv. Installation and management of security infrastructure, such as CCTV and security patrols.
- v. Waste Management
- vi. Maintenance of common green spaces, gardens, parks, and general landscaping to enhance the aesthetic appeal of the estate.
- vii. Development and upkeep of amenities like playgrounds, sports courts, gyms, swimming pools, and clubhouses.
- viii. Infrastructure for internet services, cable TV, and other communication networks within the estate.
- ix. Installation and maintenance of fire hydrants, extinguishers, and other fire safety measures payment is due upon the commencement of construction activities.

**Q: What other facilities or benefits are obtainable in the estate ?**

**A:** Retail Mall || Hotel || Supermarket || Banks || Office Complex || Warehouse || Eatery || Health care Center || Wellness Center || Good Asphalt Road || Ample Parking Space || Underground Electric Cabling || Tech Hub || Company Building || Perimeter fencing || Interlocked Road || Good Drainage System || Dual Carriage Main Road || CCTV Surveillance Camera || Security Gatehouse || Game Center || Cinema || Event Center

**Q: Is the road leading to the estate motorable ?**

**A:** Yes, the access road is motorable.

**Q: Is the price subject to change ?**

**A:** Yes, It is. The price changes Once the infrastructure development commences.

subscriber's signature:-----



**Q:** Why should I sign on every page of the subscription form ?

**A:** To ascertain that all the terms have been read and agreed by you.

**Q:** When can I commence with construction ?

**A:** Construction can commence once the payment has been fully made and all Building approvals sought/ gotten from relevant/ appropriate Government Authorities.

**Please Note:** After the initial payment, the remaining balance is meant to be paid monthly. Nonpayment of the monthly instalment as at when due, will be termed as a fundamental breach of the agreement. Which can attract a charge of five per cent (5%) after two (2) consecutive defaults of the monthly instalments, and possible relocation of the plot initially allocated to another portion within the estate, with same specifications. Therefore, the information provided, FAQ and Terms herewith is acceptable and consented by me. I acknowledge reading and receiving a copy of it.

Subscriber Name:-----

-----  
Witness' Signature

-----  
Date

subscriber's signature:-----



A development by:

A Member of Zylus Group



The ambience that makes you crave more