

INSTRUCTIONS:

PLEASE READ THIS FORM CAREFULLY BEFORE FILLING

1. This form should be completed in BLOCK LETTERS only
2. Please supply accurate information only (All information supplied will be treated as confidential)
3. The passport photo to be attached must be a recent one and reflect the true like-ness of the individual applying or that of an authorizing officer of the establishment making the application.
4. Direct enquiries to Pillarcom Homes, subsidiary of Tawirus Tech. (find office address overleaf)
5. Names will appear on your title documents as filled on this form. Any subsequent alteration on your documents will attract the sum of N30,000.
6. Filling this form without payment of deposit does not create any obligation between subscriber(s) and the company.

AFFIX PASSPORT
PHOTO HERE

Date

PERSONAL DATA:

Title Surname

First Name Other Name

Marital Status Date of Birth

Residential Address

E-mail

Mobile Home Telephone

NEXT OF KIN:

Full Name

Relationship Mobile

Address

Occupation

E-mail

CURRENT EMPLOYMENT DETAILS:

Employer Designation

Address

Telephone

PLOT SIZE:

150SQM

300SQM

600SQM

PLOTS

PAYMENT PLAN:

Outright (0-3months)

(4-6months)

(7-12months)

(13-22months)

Cost Of Land

N

To be determine by your preferred payment plan and plot size

PAYMENT TERMS:

- All payment shall be infavour of **TAWIRUS TECH / FCMB-3796413019/ZENITH-1215932386**
- We accept no liability for cash payment to any person or group of persons
- All plots allocation shall be done on a first come first serve bases on full payment

DECLARATION:

I/We

of

Do hereby solemnly and faithfully declare that all the information given above is truly mine.

- I/We shall pay the sum ofbeing first instalment outright payment part payment
- I/We understand that total payment less than N200,000 can not be refunded.
- I/We understand that my/our inability to complete the total payment at the _____months period, will lead to the cancellation of my contract.
- I/We understand that all payment shall be made into our designated bank account in cash, cheque/draft, transfer on or before your payment due date
- I/We understand that any default shall attract 5% of the total outstanding balance in every defaulted month;
- **I/We have read and understand the property Terms and conditions**
- I/We _____ agree to the above terms and conditions as the guid to this transaction and sign thus

Applicant's Signature & Date

FOR OFFICIAL USE ONLY:

Realtor's Name

Realtor's Centre

Realtor's Group

Realtor's Phone Number

Realtor's E-mail

TERMS AND CONDITIONS

1. GRACE COURT is situated beside Day waterman College in Asu Village, along SHAGAMU/ABEOKUTA ROAD, Owode Obafemi Ogun state.
2. Grace Court which is a free hold with Survey is free from Government Acquisition, adverse claims or any form of encumbrance
3. Grace court road is motorable down to the estate.
4. The transaction process flow are as follows:
 - Payment for land
 - Collect contract of sales
 - Clients sign the contract of sale, and return a copy to the office
 - Payment for allocation/documentation
 - Get physical allocation of plot(s) and issuance of allocation letter
 - Payment for Survey/development levy
 - Collect Deeds
 - Collect Survey
5. A contract of sale and a receipt of payment will be issued when a deposit is made.
6. The subscriber shall be entitled to a registered survey plan and a deed of assignment upon completion of full payment.
7. The prices of the Grace Court can be seen in the table below.

DURATIONS SIZE	0-3Month	4-6Month	7-12Month	13-22Month
150sqm	N150,000	N160,000	N180,000	N231,000
300sqm	N300,000	N320,000	N360,000	N462,000
600sqm	N600,000	N640,000	N720,000	N924,000

- 7a. Choose a payment plan above, and adhere strictly to the payment duration, non compliance shall lead to termination of contract.
- 7b. Allocation of land to subscriber shall take place upon completion of full payment.
- 7c. You can be allocated your piece of land instantly after a one time initial deposit not less than N200,000 and payment for allocation, documentation is completed within a month.
- 7d. Check the table below for documentation breakdown to pay.
- | Documentation | 150sqm | 300sqm | 600sqm | 2plots and above |
|---|---------|---------|----------|------------------|
| Allocation/contract of Sale/demarcation | N50,000 | N80,000 | N140,000 | N100,000/plot |
| Deeds of agreement | N20,000 | N30,000 | N40,000 | N20,000/plot |
- 7e. instant allocation before full payment is only applicable for payment plan not more than 3months.

8. You can start Building on the Land after Physical Allocation and Payment of the Stipulated Survey Fee & Development levy.

8a. You have the freedom to build your kind of house such as Bungalow, Block of Flats, detached houses (duplex). Note "Face-Me-I –Face – you" (Tenement Building) will not be permitted. All building design must conform to the required set back of building control of the estate and such design would be approved by the company and with government afterwards.

9. 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 in termination or revocation of the contract if default persist more than 2months and your money refunded less 45% administrative charges.

10.The Estate Infrastructure that will be provided include Perimeter Fencing, Earth Road, Electricity, Standard Security, Gate House and Drainage.

10a. Depending on the size of your land, you shall make development payment before you can commence any development project on your site.

10b. Development level for 150sqm is N120,000, for 300sqm is 170,000 and 600sqm is N250,000.

10c. For 2plots of land and above, development levy shall be reduced to N200,000 per plot.

10d. You shall be exempted from development levy, if your purpose of buying is to resell the land in the future for investment purpose. However, annual site maintenance fee of N30,000 is applicable one year after allocation. The new buyer shall be responsible for the cost of the development levy.

11. There shall be a registered survey fee which is N200,000 per plot. irrespective of the size of plot. However, there shall be deduction in the cost of the survey per plot, if plot of land bought is more than one.

12. A default in your payment plan will attract 5% interest of your total outstanding balance each month you default.

13. Should you choose to sell your land, you shall be required to pay a ratification fee of N50,000 (Fifty Thousand Naira) per plot, this payment shall be made before title is transferred to the new subscriber. the payment can be made by either you or the new buyer.

14. Refund can be made if a subscriber defaulted in making payment as at when due or subscriber is no longer interested in the property again while making instalment payment or after making full payment. For property already allocated, The refund would be made when a new buyer is gotten for the property, While for property not allocated yet shall take up to 6months before refund is completed. refund would be done less 45% administrative charges of the total value paid.

15. Buying Grace court Commercial plots Attract additional 10% of land cost, Corner piece plots Attract additional 10% of land cost. Residential plot cannot be converted to commercial plots, Rather you can be re-allocated if what you need is commercial plot.

16. All payment should be made to **TAWIRUS TECH. FCMB-3796413019**

(Please, fill and sign the Column below to indicate you have read and understand the contents of this document.)

Subscriber's Name:

Date:

Signature: