



WAZSHOLLY GARDEN PHASE 2

BEHIND AREA J POLICE COMMAND, ELEMORO, IBEJU-LEKI

TEL 1: +2348138000026, TEL 2: +2348085494320 TEL 3: +23488162635168

Email: wazshollypropertiesltd@gmail.com

WAZSHOLLY GARDEN PHASE 2 SUBSCRIPTION FORM

Attach Photo
Here

CLIENT'S DETAILS:

SURNAME:

OTHER NAMES:

PREFERRED ORDER OF NAME ON DOCUMENT INCLUDING TITLES (i.e.MR, MRS, MS, MASTER, DR, BARR., ENGR. ETC)

DATE OF BIRTH:

SEX:

MARITAL STATUS:

NATIONALITY

STATE OF ORIGIN &
LOCAL GOVT. AREA:

RESIDENTIAL ADDRESS &
COUNTRY OF RESIDENCE

MEANS OF IDENTIFICATION:

☐ INTERNATIONAL PASSPORT

☐ DRIVER'S LICENSE

☐ NATIONAL ID

☐ VOTERS CARD

☐ OTHERS

IDENTIFICATION CARD NUMBER:

E-MAIL 1:

E-MAIL 2:

PHONE N :

PHONE NO 2:

EMPLOYER

SELF
EMPLOYED

OFFICE ADDRESS:

NEXT OF KIN DETAILS:

SURNAME:

OTHER NAMES:

RESIDENTIAL ADDRESS:

PHONE NO.:

ALTERNATIVE NO.:

EMAIL:

PLOTS SUSCRIBED FOR & PAYMENT DETAILS

NO OF PLOTS SUSCRIBED:

INITIAL DEPOSIT

BANK PAID TO:

NCE:

REALTOR NAME

SALES AGREEMENT & UNDERTAKING

1. Whereas the vendor has agreed to sell and the purchaser has agreed to buy _____ plot(s) of land in

WAZSHOLLY GARDEN PHASE 2 via Elemoro.

2. Purchasers who make complete payments shall have their plots within **WAZSHOLLY GARDEN PHASE 2** via Elemoro.

3. Instalment Payment Terms

Kindly tick your choice of property subscription starting with **minimum deposit of =N=200,000**

Qty	Outright Purchase	3 months	6 months
500sqms	35,000,000	35,000,000	40,000,000
Developmental Fee	NULL	NULL	NULL
Survey/documentation	NULL	NULL	NULL
Allocation Fee	350,000	350,000	350,000
Total	35,350,000	35,350,000	40,350,000

Note that failure to adhere to the agreed payment plan/duration will result in automatic upgrade to a higher plan with additional payment for the cost of the land.

Kindly Note: You are expected to make equal monthly Installmental payment on a monthly basis throughout the period of payment.

4. Ancillary Fees: Allocation fee: the sum of N350, 000 (Three Hundred And Fifty Thousand Naira) is required and payable per plot. This will include the following:

- Beacon
- Four Concrete Corner piece demarcation with clients names boldly written on it
- Iron post signage and Name inscription on the plot(s)

- d. Note: **This is to be fully paid to qualify for physical allocation**

All payments shall be paid in favor of **WAZSHOLLY PROPERTIES LIMITED**

BANK NAME: FIDELITY BANK

ACCOUNT NUMBER: 4011485525

ACCOUNT NAME: WAZSHOLLY PROPERTIES LIMITED

- WAZSHOLLY GARDEN PHASE 2** via Elemoro shall be managed by the vendor or it's nominated assignees.
- The purchaser only has full ownership of the unit of plot purchased.
- The common areas in the estate shall be exclusively owned and managed by the vendor.
- Corner piece plots shall attract 25% additional fee

TERMINATION

A party may terminate this Agreement when any of the following events occurs:

- Failure of the purchaser to pay all fees required payable on the unit as at when due and in accordance with the terms of this agreement.
- Where the purchaser fails to pay the installment consistently for maximum of Three (3) months
- Where the purchaser withdraws from the transaction before full payment of all fees without any fault of the vendor or where the Vendor discontinue from the transaction.
- Breach of any of the terms or condition contained in this Agreement

CLAUSES

- Land purchased cannot be used for any religious activity. The land is strictly for residential purposes. Commercial activities shall be done in the commercial area of the estate.
- Wazsholly Garden Phase 2 is a serviced estate, an annual fee and maintenance charges shall be applicable upon delivery of the estate or soon to cover the cost of security, estate lighting, gardening and general estate maintenance, this fee is going to be reasonable and charged at the prevailing rate upon estate delivery.
- Land can be held/kept for a reasonable length of years, and it is expected to be maintained by the owner after physical allocation.

SUBSCRIBER:

FOR WAZSHOLLY GARDEN

NAME:

DIRECTOR:

SIGNATURE:

DATE:

SIGNATURE:

DATE:



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Subscriber Declaration:

I _____ hereby confirm that all information willingly provided by me above are true and accurate. I agree that if any of these information is found to be untrue, any agreement, contract or transaction that is based upon it automatically become null, void and of no effect. I also hereby agree to Wazsholly Properties Limited refund policy that clearly states that I will have to write a letter to the management stipulating my intent to discontinue with the purchase and payment refund will be made when plot is sold.

Subscriber's Signature: _____

Date: _____

Amount Paid _____

Amount In Words: _____

Amount in Figures: _____

How Did You Hear About WAZSHOLLY GARDEN PHASE 2: _____

Realtors Name: _____

Realtor's Phone Number: _____

Realtor's Email Address: _____

FREQUENTLY ASKED QUESTIONS (FAQ)

1. Question: Who is the developer of WAZSHOLLY GARDEN PHASE 2?

Answer: WAZSHOLLY GARDEN PHASE 2 is being developed by WAZSHOLLY PROPERTIES LIMITED, a registered company in Nigeria.

2. Question: Where exactly is WAZSHOLLY GARDEN PHASE 2

Answer: WAZSHOLLY GARDEN PHASE is at behind Area J Police Command, Elemoro, Ibeju-Lekki

2. Question: How much is the land?

Answer: Land is currently ₦35,000,000 for a plot of 500sqms (Outright payment and 3 months)

3. Question: What is the title on WAZSHOLLY GARDEN PHASE 2?

Answer: The estate has a Governor's consent, Deed of Assignment and Gazette. It is free from all encumbrances of the local community (Omonile).

4. Question: Would there be any survey/documentation fee?

Answer: No, there isn't a survey and documentation fee (FULL PAYMENT)

5. Question: Would there be a developmental fee?

Answer: YES to be determine later

6. Question: Would there be a Allocation fee?

Answer: Yes, there is a Allocation fee of ₦350,000 per plot

7. Question: When will my plot(s) be allocated to me?

Answer: Provisional allocation is immediately after initial deposit is being made while Physical allocation is after 100% payment for the following;

- (1) Cost of land
- (2) Allocation fee

8. Question: What do I get immediately I pay my first payment;

- (1) Purchase Receipt
- (2) Contract of sale stating that you own a plot of land with the stated size within the estate,
- (3) Acknowledgment letter and
- (4) Invoice

Please note that physical allocation does not commence until ancillary charges in 5,6 & 7 above are paid and batches of plot owners treated together. This is also to ensure that those that are willing to start developing their plot(s) immediately get the frontal plots, to ensure uniform development of the estate; and avoid a situation where the buildings within the estate are scattered and far apart, while vast fallow plots lie everywhere in-between.

9. Question: What do I get after completion of payments?

Answer: Receipt, letter of allocation (inclusive of Survey plan) and deed of assignment.

10. Question: Can I start construction on the land now?

Answer: YES. You can start building on the land after payment of all required fees. Physical allocation is done immediately after all payments are completed.



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11. Question: Is the road leading to the Estate motor-able?

Answer: Yes. The road leading to the Estate from Area J Police Command road is very motor-able

12. Question: Is there any instalment payments plan?

Answer: Yes. Instalment payments of up to 3, 6 and 12 months respectively for land is available depending on location within the estate at additional cost.

13. Question: Can I buy land for investment purposes?

Answer: Yes, you can buy for investment purposes depending on location within the estate.

14. Question: Can I re-sell my plot/property?

Answer: YES. A Subscriber can resell his/her property. However, a letter of notice of ownership transfer should be written to Wazsholly Properties Limited and approved by Wazsholly Properties Limited

15. Question: Can I pay cash to your agent?

Answer: NO. All PAYMENTS SHOULD BE MADE TO WAZSHOLLY PROPERTIES LIMITED
FIDELITY BANK, ACCOUNT NO 4011485525

Cheque should be issued in favor of **WAZSHOLLY PROPERTIES LIMITED ONLY**.

We would not accept responsibility for any liability that may arise because of deviation from the above instruction.

16. Question: If I paid outright payment for my plot(s) and I'm no longer interested, can I get a refund?

Answer: Yes, you can get a refund when the plot is resold. However, there is a 30% deduction of the total amount as administrative fee charged.

17. Question: If I was on the instalment payment plan and cannot continue with the payment, can I get a refund?

Answer: Yes, you can get a refund of less 30% when the plot is sold.

18. Question: Are there rules guiding what I can and cannot build in the estate?

Answer: You can build any building of your choice; however it has to be approved by the management and Lagos state Government, and all set back rules must be followed to the letter.

All such rules and regulations guiding development in the estate will be given to you after completion of payment for the land.

Applicants name & Signature:

Date:

