



## INSTRUCTIONS

- Please read this form carefully before filling.
- This form should be completed in **BLOCK LETTERS** only.
- Please give accurate information only. (All information supplied will be treated as confidential.)
- The passport photo to be attached must be a recent one and reflect the true like-ness of the individual applying or that of the establishment making the application.
- Direct enquiries are to be made to **Heritage Royal Homes**. (Find office address overleaf.)
- Names will appear on your title documents as filled on this form. Any subsequent alteration on your documents will attract the sum of ₦10,000.
- Filling this form without payment of deposit does not create any obligation between subscriber(s) and the company.

## APPLICATION FORM

### PERSONAL DATA

TITLE:

SURNAME:

FIRST NAME:

OTHER NAMES:

MARITAL STATUS:

MAIDEN NAME:

DATE OF BIRTH:

NATIONALITY:

ATTACH PASSPORT  
PHOTOGRAPH HERE

RESIDENTIAL ADDRESS:

EMAIL:

MAILING ADDRESS:

MOBILE NUMBER:

TELEPHONE NUMBER:

### NEXT OF KIN

FULL NAME:

MOBILE NUMBER:

EMAIL:

ADDRESS:

RELATIONSHIP:



SUBSCRIBER'S SIGNATURE:

**CURRENT EMPLOYMENT DETAILS**

EMPLOYER:

POSITION HELD:

ADDRESS:

MOBILE NO.:

**LAND SIZE**☐

500SQM

☐

1000SQM

☐

1500SQM

☐

2000SQM

☐

3000SQM

NUMBER OF PLOTS:

**PAYMENT DURATION**☐

OUTRIGHT

☐

0-4 MONTHS

☐

5-8 MONTHS

☐

9-12 MONTHS

**TERMS AND CONDITIONS**

1. Vendor has agreed to demise absolutely unto the purchaser all the residue of its interest on all that property known and referred to as Malaika Gardens, located in Igboodu-Isiwo, Ijebu Ode, Ogun State, for:
2.
  - a) The outright purchase price of the property (see attached e-flyer for the prices).
  - b) Instalment price according to your preferred payment plan. That payment shall be made by a direct electronic transfer or cheque by the purchaser into the vendor's account.

*\*Tick applicable option(s).***OPTION 1 - REGULAR PLOTS****OUTRIGHT PAYMENT**

500SQM	-	₦2,000,000	[ ]
1000SQM	-	₦4,000,000	[ ]
1500SQM	-	₦5,800,000	[ ]
2000SQM	-	₦7,700,000	[ ]
2500SQM	-	₦9,500,000	[ ]
3000SQM	-	₦11,400,000	[ ]

*\*Payable within 4 months.***8 MONTHS PLAN**

500SQM	-	₦2,500,000	[ ]
1000SQM	-	₦4,500,000	[ ]
1500SQM	-	₦6,300,000	[ ]
2000SQM	-	₦8,200,000	[ ]
2500SQM	-	₦10,000,000	[ ]
3000SQM	-	₦11,900,000	[ ]



SUBSCRIBER'S SIGNATURE:

### 12 MONTHS PLAN

500SQM	-	₦3,000,000	[ ]
1000SQM	-	₦5,000,000	[ ]
1500SQM	-	₦6,800,000	[ ]
2000SQM	-	₦8,700,000	[ ]
2500SQM	-	₦10,500,000	[ ]
3000SQM	-	₦12,400,000	[ ]

- **50% INITIAL DEPOSIT**
- **DOCUMENTATION AND PRIMARY DEVELOPMENT FEES *NOT* INCLUDED.**

### OPTION 2 - BUSINESS PLOTS

#### **ZONE A (Frontal Plots Within Estate)**

1000SQM	-	₦10,000,000	[ ]
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- **PAYABLE WITHIN 4 MONTHS.**
- **50% INITIAL DEPOSIT.**

#### **ZONE B (Inside Estate, Corner Pieces Facing Road)** [ ]

1000SQM	-	₦7,000,000	[ ]
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### **INSTALMENTAL PLAN**

4 MONTHS	-	₦7,000,000	[ ]
8 MONTHS	-	₦8,000,000	[ ]
12 MONTHS	-	₦9,000,000	[ ]

- **50% INITIAL DEPOSIT.**

3. That payment shall be made by a direct electronic transfer or cheque by the purchaser into the vendor's account.
4. After the payment of initial deposit, the purchaser is 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.
5. Clients are to pay monthly. Default fee will be charged upon 2 months' consecutive failure to pay. In case of continuous default, **THE DEVELOPER HAS THE RIGHT TO REVOKE THE SALE WITHOUT ANY RECOURSE TO CLIENT.** In case client cannot continue and decides to withdraw from contract, **a 30% admin fee will be charged.** There is no interest charged on prices per scheduled instalment plan chosen but **any default against this plan attracts the interest of the next instalment.**
6. In the event of full payment (inclusive of all ancillary fees), the purchaser shall be entitled to his property and title documents after the completion of the development.
7. Physical allocation of plots will be given within 3 months of full and final payment.
8. All plot allocation shall be done on a first come first serve basis of full payment.
9. Other ancillary fees to be paid by the purchaser upon completion of payment for the property are:
  - a) Service charge: The value of which shall be subsequently communicated to the Purchaser. The purchaser(s) shall be required to pay service charges for maintaining the common utilities (water, electricity, etc.) and areas in the estate.

10. The purchaser(s) shall receive an offer letter, receipt, and contract of sale agreement once initial deposit has been made. It is imperative that all documents (Offer Letter and Contract of Sale Agreement) are duly signed and sent back to the vendor.
11. Refunds will attract deduction of 30% administrative charges.
12. Any cash given to any agent or marketer by the purchaser on behalf of the vendor shall be at the purchaser's risk.
13. 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.

#### SALES CONSULTANT DETAILS

FULL NAME:

REALTOR'S GROUP (WHERE APPLICABLE):

PHONE NUMBER:

EMAIL:

BANK DETAILS:

#### PAYMENT

All payments for transactions with Heritage Royal Homes Limited should be made into the approved accounts below:

**Account Name:** Heritage Royal Homes Limited

**Bank Name:** Union Bank

**Account Number:** 0207304469

**Bank Name:** Guarantee Trust Bank (GTB)

**Account Number:** 0829726559

**Bank Name:** Wema Bank

**Account Number:** 0125005702

**Bank Name:** United Bank of Africa (UBA)

**Account Number:** 1026622195



SUBSCRIBER'S SIGNATURE:

## ANTI-MONEY LAUNDERING DECLARATION

**Heritage Royal Homes** – Declaration relating to the combat against money laundering (AML) and Combating the Finance Terrorism (CFT).

I /We..... (“the Client”)  
(please insert the natural or corporate name of the client above)

Hereby confirms that (Declaration relating to the combat against money laundering (AML) and Combating the Finance Terrorism (CFT):

- The money paid by the Client to Heritage Royal Homes is not a proceed of crime.
- Both the Client and Heritage Royal Homes are subjected to comply with all the relevant laws, regulations, lawful orders or directives relating to the combat against money laundering (AML) and terrorism financing.
- The Client has implemented written procedures and control mechanisms to ensure the compliance with anti-money laundering laws and regulations regarding the source of funds for the transaction with Heritage Royal Homes.
- The client shall indemnify Heritage Royal Homes any loss or injury suffered by Heritage Royal Homes or its employees arising from action of law enforcement agencies including the judiciary.

CLIENT (OR REPRESENTATIVE) FULL NAME:

ADDRESS:

POSITION/STATUS:

SIGNATURE:

DATE:

## DECLARATION

I ..... (“the Client”) hereby agree that the information provided above in partial fulfillment of the terms of purchase of Malaika Gardens, Igbodu-Isiwo, Ijebu Ode, Ogun State is acceptable by me. I accept that any default in my agreed payment terms may either result in the cancellation of subscription, addition of a 5% interest fee and where applicable, or a refund of any amount paid with a 30% default fee.

**Note:** All cash/ cheque payments must be paid into our designated company’s bank account in favour of Heritage Royal Homes.

SIGNATURE:

DATE:



SUBSCRIBER’S SIGNATURE:

# FAQs

FREQUENTLY ASKED QUESTIONS



## 1. Where is the project located?

Malaika Gardens is located in Igboodu-Isiwo, Ijebu Ode, Ogun State.

## 2. Who is the developer of the estate?

Heritage Royal Homes Ltd., a renowned real estate company that helps people make audacious property decisions, is the developer of Malaika Gardens.

## 3. What is the land title?

Government Allocation/ C of O: File No IJO/SL/CI25

## 4. Is there any encumbrance on the land?

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

## 5. What sizes of land are available?

500SQM, 1000SQM, 1500SQM, 2000SQM, 2500SQM, 3000SQM

## 6. What type of infrastructure will the developer provide?

- Perimeter Fence
- Security Gate
- Access Road

### **While:**

- Potable Water
- Security Surveillance
- Car Park
- Electricity
- Green Areas

**will be provided when the client's pay their developmental levy.**

### 7. What is the initial deposit?

To subscribe to this property, an initial deposit of 50% of the total amount is required.

### 8. What if I need a commercial plot or corner piece?

Commercial plots are available at a different price than regular plots.

### 9. What documents will I get after completion of payments for the land?

- A duly executed Receipt of Purchase
- Contract of Sale Agreement
- Invoice
- Copy of Survey Plan
- Letter of Allocation (after completion of payment for the land)
- Deed of Assignment

### 10. Can I pay a deposit and pay the balance any time within the duration of the tenure chosen?

After the payment of initial deposit, the purchaser is 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.

However, if you choose to continue payment after the breach, it will attract a **5% interest** for a period not more than **6 MONTHS**.

If after the extra months and you are still not able to continue with the payment without any default from the vendor, the vendor shall give the client plot(s) of land worth the amount the purchaser paid and in cases where the amount paid so far is not up to the amount of a plot in the said estate, the vendor shall relocate the purchaser to another estate worth the amount the purchaser has deposited so far.

### 11. What notable areas are in close proximity of the estate?

- Kalac Christal Polytechnic
- Lagos State Centre of Rural Development Agency
- Epe-Ijebu Ode Toll Gate
- Micheal Otedola College of Education
- Epe Resort and Spa
- Dukia Africa
- Isimi Lagos

### 12. Is there any developmental levy?

Yes, payable when you want to start development on the land.

### 13. What are the prices of the property?

#### OPTION 1 - REGULAR PLOTS

##### OUTRIGHT PAYMENT

500SQM	-	₦2,000,000	[ ]
1000SQM	-	₦4,000,000	[ ]
1500SQM	-	N5,800,000	[ ]
2000SQM	-	₦7,700,000	[ ]
2500SQM	-	₦9,500,000	[ ]
3000SQM	-	₦11,400,000	[ ]

*\*Payable within 4 months.*

##### 8 MONTHS PLAN

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1500SQM	-	N6,300,000	[ ]
2000SQM	-	₦8,200,000	[ ]
2500SQM	-	₦10,000,000	[ ]
3000SQM	-	₦11,900,000	[ ]

##### 12 MONTHS PLAN

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1000SQM	-	₦5,000,000	[ ]
1500SQM	-	N6,800,000	[ ]
2000SQM	-	₦8,700,000	[ ]
2500SQM	-	₦10,500,000	[ ]
3000SQM	-	₦12,400,000	[ ]

- **50% INITIAL DEPOSIT**
- **DOCUMENTATION AND PRIMARY DEVELOPMENT FEES *NOT* INCLUDED.**

#### OPTION 2 - BUSINESS PLOTS

##### ZONE A (Frontal Plots Within Estate)

1000SQM	-	₦10,000,000	[ ]
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- **PAYABLE WITHIN 4 MONTHS.**
- **50% INITIAL DEPOSIT.**

##### ZONE B (Inside Estate, Corner Pieces Facing Road)

1000SQM	-	₦7,000,000	[ ]
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##### INSTALMENTAL PLAN

4 MONTHS	-	₦7,000,000	[ ]
8 MONTHS	-	₦8,000,000	[ ]
12 MONTHS	-	N9,000,000	[ ]

- **50% INITIAL DEPOSIT.**



#### 14. What if I default in my payment plan?

Clients are to pay monthly. Default fee will be charged upon 2 months' consecutive failure to pay. In case of continuous default, **THE DEVELOPER HAS THE RIGHT TO REVOKE THE SALE WITHOUT ANY RECOURSE TO CLIENT.** In case client cannot continue and decides to withdraw from contract, **a 30% admin fee will be charged.** There are no interests charged on prices per scheduled instalment plan chosen but **any default against this plan attracts the interest of the next instalment.**

#### 15. When can I commence construction?

Every subscriber who has been allocated may commence construction provided that developmental levy has been paid.

#### 16. Is there restriction as to what type of building I can erect on the land?

Yes, you are expected to build residential houses within the area designated for such and commercial houses in the areas designated as commercial. Shops in residential areas are however not allowed in the estate.

#### 17. What is the commercial plot all about?

In line with the original plan of Malaika Gardens being a hub and near independent estate where you can have it all, sales is open for interested investors to buy strategic plots within the estate for commercial ventures. These businesses are uniquely expected to be limited in units of such within the estate to foster its growth and success.

Approved commercial ventures that investors can do are specifically listed below:

- Hotels/Guest House
- Apartments for sales
- Hospital/Clinic
- Schools/Library
- Shopping Mall
- Eateries/Restaurant
- Tech/Games Hub
- Vehicle Repair/Cleaning
- Others (Confirm before purchase)

This is to enhance the fast development of the estate for both residential & commercial living.

There are limited numbers of plots available and are staggered within the estate strategically, so investors are encouraged to ask necessary questions to discuss the type of business and availability.

#### 18. How soon can I start major work or resale of my land after allocation?

Major development like building of houses, etc. or a resale of land can start from **twelve months** after the launch of the property to enable proper development. However, construction of perimeter around subscriber's plot and minor work is allowed.

#### 19. Will I have to pay for C of O? If yes, how much?

All investors/clients will be required to pay for the processing of C of O. This amount will be minimal and based on the number of acres/plots purchased.

#### 20. What is the general developmental period for the estate?

12-36 months

#### 21. What if I want to sell my plots afterwards?

Yes, you can, but communication must be done to the estate owners to effect change of ownership. This attracts extra ~~₦~~**200,000** fee.

#### 22. Allocation Details

Physical Allocation of Plots will be given within **3 months** after full and final payment. Allocation will only be made upon complete payment of Land Survey, Deed and Development fee. Please kindly note that statutory fees are subjected to change.

#### 23. Reselling/Change of Ownership

The seller shall notify and pay Heritage Royal Homes **5%** of the current market value covering change of ownership and other administrative costs. Please note that the new subscriber shall be expected to pay for a new Deed of Assignment and Survey to be prepared in his/her name.

#### 24. Payment Default

The failure of the purchaser to pay the balance in line with the agreed payment terms shall attract a monthly 5% interest on the outstanding sum. Where the purchaser fails to complete the payment and default an amount equivalent to 3 months' instalment, the vendor is at liberty to terminate the purchaser's subscription and refund the total amount paid by the purchaser less **30%** being administrative charges.

#### 25. Estate Development Timeline

A period of two to three years is being envisaged by the company for total estate development subject to payment of full infrastructural fees as determined later in accordance with the economic realities at the time.



SUBSCRIBER'S SIGNATURE:

## 26. Refund

In the event of refund of the purchaser's consideration upon request by the purchaser, there shall be a refund of the purchaser's consideration less **30% administrative charges** and such refund shall be subject to availability of an off taker.

In the event of refund of the purchaser's consideration, the refund shall be processed and made payable after a period of **90 (Ninety)** days from the date of request of such refund by the purchaser.

## 27. Other Charges

The following amounts are expected to be paid for the Survey, Deed of Assessment and Primary Development:

### REGULAR PLOTS

500SQM	-	₦800,000
1000SQM	-	₦1,500,000
1500SQM	-	₦2,200,000
2000SQM	-	₦2,600,000
2500SQM	-	₦2,800,000
3000SQM	-	₦3,000,000

### BUSINESS PLOTS

500SQM	-	₦1,500,000
1000SQM	-	₦2,500,000

## 28. Return on Investment

There is an assured minimum value appreciation of 50% within 12 months.

## 29. Terms and Conditions

The only party recognized by the company in receiving instructions and executions of documents as regards the property is the client and in event where the client intends to delegate the responsibility to a third party; a written instruction either in a letter or official mail has to be sent to the company's official email address- **hello@heritageroyalhomeslimited.com** before such third party can be recognized.

## 30. What else do I need to know?

All terms and conditions apply to this estate only and are subject to changes based on economic situations at the discretion of the estate owners. Communication of such changes will always be done.

**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 FULL NAME:

SIGNATURE:

DATE



SUBSCRIBER'S SIGNATURE: