

PALAZZO ROYALE

Where royalty meets luxury

Subscription Form

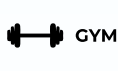
Estate Features:



24/7 POWER
SUPPLY



PROPER
DRAINAGE



GYM



STREET
LIGHT



PERIMETER
FENCING



Integrity



Value



Delivery



Quality



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A Development by:

TRIBITAT
REAL ESTATE

PALAZZO ROYALE

LAND APPLICATION FORM

Passport Photo

PERSONAL DATA

Title:

Surname:

First Name:

Other Name:

Marital Status:

Maiden Name:

Date of Birth
(DD/MM/YYYY)

/ /

Nationality:

Residential Address:

Mailing Address:

Email:

Mobile:

Home Telephone:

NEXT OF KIN

Name:

Mobile:

Email:

EMPLOYMENT DETAILS

Employer:

Designation:

Telephone:

Address:

PAYMENT OPTION

Please tick as appropriate

☐ Outright - { 3 Months }

☐ Corner Piece

Numbers Of Plot

☐ 6 Months

☐ 9 Months

☐ 12 Months

SQM

Source of Funds for Property Purchase: _____

Acceptance & Undertaking

I _____ whose particulars are as stated in the attached application form do hereby affirm that I have read and clearly understand the terms and conditions contained herein and intend to be bound by same. I certify that all information given by me is true and correct to the best of my knowledge.

Signature Of Applicant(s)

Date

Corporate Subscription

Company Name: _____ Industry: _____

Address: _____

Phone No: _____ Email: _____

Please Tick Provided Documents

- ☐ Copy Of Certificate Of Incorporation
- ☐ Board Resolution Authorizing Purchase
- ☐ Form CAC 7 [particulars of director]
- ☐ Directors Valid ID [At least 2]

Acceptance & Undertaking

We, whose particulars are as stated in the attached application form do hereby affirm that we have read and clearly understand the terms and conditions contained herein and intend to be bound by same. We certify that all information given by us is true and correct to the best of our knowledge.

Signature Of [Director 1]

Signature Of [Director 2/ Secretary]

Date

WHAT IS THE PAYMENT STRUCTURE?

300SQM

Cost Of Land – **N12,000,000**

Statutory – **N4,500,000**

Total = **N16,500,000**

Initial Deposit – **N3,000,000**

PAYMENT PLAN

6 months– **1M addition**

9 months – **2M addition**

500SQM

Cost Of Land – **N20,000,000**

Statutory – **N6,000,000**

Total = **N26,000,000**

Initial Deposit – **N5,000,000**

PAYMENT PLAN

6 months– **1.5M addition**

9 months – **3M addition**

1000SQM

Cost Of Land – **N50,000,000**

Statutory – **N11,000,000**

Total = **N61,000,000**

Initial Deposit – **N5,000,000**

PAYMENT PLAN

6 months– **3M addition**

9 months – **4M addition**

PALAZZO ROYALE

 Eleko, Ibeju Lekki Lagos State

FAQS

Frequently Asked Questions

WHERE IS PALAZZO ROYALE LOCATED?

PALAZZO ROYALE is situated behind Pan Atlantic Univesity at Eleko Ibeju Lekki Local Government Area, Lekki-Epe Expressway, Lagos State.

WHY SHOULD I PURCHASE A SERVICED PLOT(S) OF LAND AT THE PALAZZO ROYALE?

PALAZZO ROYALE is over looking the Ibeju-Lekki which contains over 200 billion dollars commercial investment landmarks such as Dangote Refineries, Dangote Jetty, Lekki Deep Seaport, OK-LNG, Kelloggs industries, Power-Oil Industries, Jiu-Hua Group, New Lekki International Airport, Tiara by Amen Estate, La Campagne Tropicana, Alaro City, and many more guarantee high and huge returns on investments, on a short term and long term basis.

WHAT TYPE OF TITLE DOES THE PALAZZO ROYALE HAVE?

Government Allocation

ARE THERE ANY ENCUMBRANCES ON YOUR SERVICED PLOTS OF LANDS?

Our Serviced Plots of Land are free from Government Acquisition and adverse claims.

WHAT IS THE SIZE OF (A) SERVICED PLOTS) OF LAND AT THE PALAZZO ROYALE?

Residential: 300SQM; 500SQM, while Commercial: 1000SQM

N.B 1: Please be informed that Tribitat Real Estate Ltd reserves the exclusive right to repudiate or defer processing transactions that violates the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than the date of payment.

Please be informed that failure to make payments within the specified period may result in contract termination or revocation. Any default within a period of 2 months will incur a 5% default interest fee on the outstanding amount, and if the default extends beyond 3 months, the fee will increase to 10%. No default shall exceed 4 months. The company reserves the right to terminate your subscription and issue a refund in accordance with its refund policy, or to allocate you to an alternative property of equal value to the refund amount in any event of default. Additionally, the company reserves the right to review the number of plots subscribed to in any event of default.

N.B 3: Kindly note that the prices of our lands are subject to upward review.

N.B 4: Kindly note that corner-piece attracts 15% of the cost of the land.

WHAT DO I GET AS DOCUMENTATION AFTER THE FIRST PAYMENT, SUBSEQUENT PAYMENTS OR FULL PAYMENT FOR THE SERVICED PLOT OF LAND AT THE PALAZZO ROYALE.

For Instalment payment options, a Payment Receipt and a Letter of acknowledgment will be issued on first deposit payment and contract of sale when you have paid up to 25 percent while you get receipt for every subsequent payment.

For Outright payment, a receipt and contract of sale will be issued while the Deed of Assignment will be prepared and issued within 2 months after full payment.

ARE THE ROADS TO YOUR ESTATE MOTORABLE AND ACCESSIBLE?

Yes. The road(s) leading to the estate are motorable and accessible.

WHAT OTHER PAYMENTS DO I MAKE APART FROM PAYMENT OF THE SERVICED PLOT OF LAND?

Please be informed that the Price(s) above is an All-Inclusive Price per Plot (which includes Price for Serviced Plots (Residential Plot/Corner-Plot/Commercial Plot/+Survey Plan + Deed of Assignment + Plot Demarcation).

Note: The only charges that will be paid after outright purchase is Yearly Service and Estate Maintainable Charges.

CAN I HAVE SURVEY PLANS FOR MORE THAN ONE (1) PLOT IF I PURCHASE MORE THAN ONE (1)?

Yes... However, payment for each survey plan (per plot) will be made in accordance with the number of serviced plots of lands purchased.

WHEN DO I GET MY ALLOCATION?

Allocation is done after you fully complete the payment of the land, survey, deed of assignment and development money.

All allocations are provisional until the commencement of development. The Developer reserves the right to modify the estate layout, allocation numbers, or allotted plots at any time prior to the commencement of construction on your property.

WHAT ARE THE INFRASTRUCTURES TO BE PUT IN PLACE AT PALAZZO ROYALE?

The Estate will be providing drainage systems, street lighting, clean water supply, effective waste management system, excellently paved/interlocked road networks, perimeter fencing, effective security systems, clean environment and more.

WHAT HAPPENS WHEN I CANNOT CONTINUE WITH THE PAYMENT, CAN I GET A REFUND?

Yes. Refund is possible but less administrative fee of 30% after a 90 day notice.

WHEN CAN I START CONSTRUCTION ON MY SERVICED PLOT(S)?

You can start construction on your serviced plots) when you have completed full payments for your serviced plot(s) + documentation, been allocated your serviced plots) of land and submitted all your architectural drawings for your proposed and preferred building of your choice for approval by our Development team and The Lagos State Government building agencies. You will also be required to conduct a soil test before your construction work can commence.

Please select your proposed timeline for commencing building/development on your plots): 6 months ☐ 1 year ☐ 2 years ☐

IS THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN BUILD & CONSTRUCT ON MY SERVICED PLOT(S) OF LAND?

Yes. PALAZZO ROYALE Layout is made up of residential and commercial plot sections which means you can only build and construct your preferred choice based on the designated use or plan for that section – i.e. Bungalows, Block of Flats and Duplexes.

N.B: Please note that face-me-I-face-you and high rises are strictly disallowed. Your building design must be in conformity to the required tenets of the estate which must be approved by our Development Team and Lagos State Government Agencies.

Please specify the proposed or intended type of building you want to build and construct:

Terrace Duplex ☐ Semi-Detached Duplex ☐ Fully-Detached Duplex ☐

Bungalow ☐ Block of Flats (Apartments) ☐

CAN I RESELL MY SERVICED PLOT(S) OF LAND?

Yes. If you have made full payment for your serviced plots) you can resell your property to whomever you so desire. However, please be informed that Tribitat Real Estate and or its development team does not and will not sell on behalf of subscribers.

Secondly, a notification letter must be drafted which will include your full details as well as the new buyer to seek approval for re-sale.

Lastly, we would require you to pay 10% of the total land cost to the company for the transfer of title documentation.

CAN I PAY TO YOUR REALTOR OR CONSULTANT?

I (we) agree to hold the company harmless from any claims, losses, damages, or expenses arising from or related to any payments made into any account other than the Company's account as provided for you for the purpose of this transaction. We strongly advise that all payment should be made to our bank

Account Bank: Imperial Homes Mortgage Bank

Account Name: Tribitat Real Estate

Account No: 0002244502

THEREFORE, THE INFORMATION PROVIDED HERE, THE FREQUENTLY ASKED QUESTIONS (FAQS) AND THE TERMS AND CONDITIONS HERewith IS ACCEPTABLE AND CONSENTED BY ME AND I HEREBY ACKNOWLEDGE A COPY OF IT. I ALSO HEREBY CONFIRM THAT THE INFORMATION I HAVE WILLINGLY PROVIDED ON THIS FORM IS TRUE AND ACCURATE.

I (WE) UNDERSTAND AND AGREE THAT THE CLAUSES IN THIS SUBSCRIPTION FORM AND FAQ SHALL BE READ CONJUNCTIVELY WITH ALL OTHER CONTRACTS WHICH I MAY EXECUTE WITH THE COMPANY IN RESPECT OF THIS PURCHASE.

I (we) affirm that all funds used for purchase of this property are derived from legitimate sources and are not obtained through illegal means.

NB: In the case where the purchaser/subscriber is a company or business name, THE parliament would require 2 directors or the proprietors to sign the subscription form, there must be an impression of the common seal and attachment of Form C07 & Certificate of incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name.

Name

Signature

Date

Name

Signature

Date

FOR OFFICIAL USE ONLY

Realtor's Name:

Phone Number:

Email Address:

CID Number:

Date: