

LAND APPLICATION FORM

Individual Subscription

Title: _____ Surname: _____

Firstname: _____

Other Names: _____

Residential Address: _____



Phone No: _____ E-mail: _____

Date Of Birth: _____ Nationality: _____

Marital Status: _____ Occupation: _____

Work Place: _____ Work Place Address: _____

Means Of Identification

- International Passport National ID Card Driver's License | Permit
 Voter's Card Others

Source Of Fund For Property Purchase _____

Next Of Kin Information

Name Of Next Of Kin: _____

Relationship: _____ Phone No: _____

Address: _____

E-mail: _____

Acceptance & Undertaking

I _____
a subscriber to the Ambiance Foreshore Estate do hereby acknowledge my obligation to pay on a weekly /monthly basis or in accordance with my payment obligation in my contract all instalments due on my payment plan for plots I subscribed to, I also acknowledge the right of the promoters of the Ambiance Foreshore to revoke any plots due to me in the event that I fail, refuse or neglect to pay for 2 months. I acknowledge that if any information which I supplied herein is found to be false, my subscription shall be cancelled. I further covenant that any withdrawal of my interest on the purchase will only be entertained within the first 3 months and shall attract a 10% severance and 20% administrative charge respectively. I hereby declare that I understand the terms and conditions as stated herein and covenant to fully abide by same.

Signature Of Applicant(s)

Date

Corporate Subscription

Company Name: _____ **Industry:** _____

Address: _____

Phone No: _____ **Email:** _____

Please Tick Provided Documents

- | | |
|---|--|
| <input type="checkbox"/> Copy Of Certificate Of Incorporation | <input type="checkbox"/> Board Resolution Authorizing Purchase |
| <input type="checkbox"/> Form CAC 7 [particulars of director] | <input type="checkbox"/> Directors Valid ID [At least 2] |

Acceptance & Undertaking

Please note that this document shall be read conjunctively with other contracts which I may execute in respect of the purchase of land within Ambiance Foreshore and I agree to be contractually bound accordingly.

Signature Of [Director 1]

Signature Of [Director 2/ Secretary]

Date

Marketing Materials

Renditions of the Estate and Units made in marketing materials are artist renditions and not the final designs or layout for the property to be purchased. **Tribitat real estate limited** will ensure delivery of your housing unit with extreme resemblance with actual renditions represented in the marketing communication material. However, slight variations are inevitable in construction realities.

Direct Bank Deposit

Direct payments into our account will only be recognized when we received evidence of such **payment(s)** from purchasers or their representatives, and is subject to the execution of the contract of sale, which will contain the detailed terms and conditions of the sale.

Disclaimer

1. Where you transfer to banks other than Tribitat real estate designated accounts, **Tribitat Real Estate Limited** shall not be liable for any financial loss as a result thereof.
2. Marketing materials are artistic renditions and not final designs and must not be treated as such.
3. Execution of this terms and conditions and application form does not confer any legal obligation on both parties until payment for a unit has been made.

Official Use Only

Consultant Name:

Phone No:

Consultant Email:

CID No:

I/We confirm that I/We have read and understand the terms of offer and agree to be bound by the terms.

Purchaser's Signature

Purchaser's Name

Date

WHERE IS AMBIANCE FORESHORE LOCATED?

Ambiance Foreshore is Located conveniently in the urban corner of sangotedo, lekki lagos. Ambiance Foreshore is well sited within Eti Osa Local government area, the fastest growing phase of Lagos State and Nigeria at large.

WHO ARE THE DEVELOPERS/MARKETERS OF AMBIANCE FORESHORE?

TRIBITAT REAL ESTATE LIMITED is the developer of this project

WHAT TYPE OF TITLE DOES AMBIANCE FORESHORE HAVE ON THE LAND?

Certificate Of Occupancy

ARE THERE ANY ENCUMBRANCES ON THE LAND?

The Land is free from government acquisition, adverse claim and any form of encumbrance.

WHAT IS THE PAYMENT STRUCTURE?

FOR 300SQM Outright
3 Months N22.1M
6Months - N23.1M
Initial Deposit: N5M

FOR 500SQM Outright
3 Months - N36M
6Months - N37M
Initial Deposit: N5M

LAKEVIEW PLOT Outright
500 SQM **3 Months** - N41M
6Months - N42M
Initial Deposit: N5M

Please Note: Corner Plot attract an additional 10% charge

(All Inclusive of Survey, deed and development)

IMPORTANT NOTE:

After the initial deposit, you are expected to pay the balance monthly until the total sum is liquidated. Any default shall be deemed as fundamental breach of agreement which shall result to 5% monthly default charge on the outstanding sum and reallocation to another plot within the estate (with same specifications)

WHAT IS THE SIZE OF THE PLOT?

300sqm and 500sqm

WHAT DO I GET AFTER INITIAL PAYMENT FOR THE LAND?

A letter of acknowledgment (which acknowledges the payment made thus far), receipt for the payment made and contract of sale.

WHEN DO I GET MY DEED OF ASSIGNMENT AND SURVEY (Title Documents)?

Deed of Assignment and Survey plan shall be prepared and handed over to subscribers who have completed payment for title documents during physical allocation.

IS THE ROAD TO THE ESTATE MOTOR ABLE?

Yes, the road to the estate is motor able.

WHAT IS THE DEVELOPMENTAL LEVY?

It is the cost paid for the placement of Infrastructure within the estate.

WHAT INFRASTRUCTURE WILL THE DEVELOPMENT LEVY COVER?

Gate House and Perimeter Fence | 24/7 Security | Electricity | CCTV Cameras
Swimming Pool | Kids Playground | Water Transport | Pitch | Water treatment plant | Interlocked Pave roads | Street Lights | Artificial Lake | Green Area

WHAT IS THE DEVELOPMENT TIMELINE (FOR THE ESTATE)?

Development timeline for infrastructures within the estate is between 6 months – 24 month.

WHEN WILL MY PLOT(S) BE ALLOCATED TO ME?

Once payment for the plot of land has been made in full (inclusive of payment for the deed of Assignment and Survey Plan).

CAN I START CONSTRUCTION OF BUILDING IMMEDIATELY?

Construction can commence provided that development levy has been paid in full and the building plan approval has been sought and obtained from the appropriate authorities.

IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

Commencement of work upon the land is to take place within 6 months from the time of approval of the building plan.

IS THERE ANY RESTRICTIONS OF BUILDING TYPES I CAN CONSTRUCT IN THE ESTATE?

Yes, the estate layout is in sections and you are limited to build houses on each section based on the designated use or plan for that section (commercial or residential) i.e. bungalow, blocks of flats, detached houses (duplex). Note, "face-me-I-face-you (tenement building) and high -rise houses will not be permitted. All building designs must conform to the required set back of building control of the estate and such design would be approved by the company and LSG afterwards.

CAN I RESELL MY PLOT/ PROPERTY?

Yes, a subscriber who has paid up on their land can resell their plot. However, approval must be sought and granted by TRIBITAT REAL ESTATE LIMITED. We would require the seller to furnish the company with details of the buyer. Either party shall pay a change of ownership fee of N1,000,000 (One Million Naira) exclusive of title document fees for the new owner (buyer).

CAN I PAY CASH TO YOUR AGENT?

We strongly advise that all payments should be made to **TRIBITAT REAL ESTATE LTD - KEYSTONE ACCOUNT NUMBER 1009015574** Otherwise, cheque(s) should be issued in favour of TRIBITAT REAL ESTATE LIMITED. We shall not accept any responsibility for any liability that may arise, as a result of deviation from the above instruction.

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

Yes, a refund can be made, subject to availability of funds by the Vendor after a minimum of 3 months from the date of the refund request or availability of an off-taker. At all instance, the refund will be made less 30% administrative charges.

CAN I HAVE A SURVEY COVER FOR MORE THAN ONE (1) PLOT?

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

WOULD I BE EXPECTED TO MAKE ANY OTHER PAYMENTS SUBSEQUENTLY?

Yes, the Annual Service Charge.

WHAT IS THE ANNUAL SERVICE CHARGE?

The annual service charge is a fee made by subscribers to the estate, at the beginning of each year, which takes care of the general maintenance of the estate.

**THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS
HEREWITH IS ACCEPTABLE AND CONSENTED BY ME.
I ACKNOWLEDGE RECEIVING A COPY OF IT.**

Purchaser's Name

Date

Purchaser's Signature