

VICTORIA COURT ELERANGBE LAND APPLICATION FORM

Site Location: At Elerangbe off Lekki-Epe Expressway, Ibeju Lekki

Surname:.....

Other Names:.....

Sex:.....

Nationality:

Tel. No:.....E-mail:.....

Postal Address:.....

Residential Address:.....

Occupation:.....

Employers' Name/Address:.....

.....



Next of Kin

Name:.....

Address:..... Tel:.....

***Purpose of Purchase (Please select)**

Residential Commercial Buying & Selling Educational

*Number of Plots:..... Plot Size: 400sqm 600sqm

*Payment Options: Outright 2 Months 4 Months

We also have payment plans up to 18 months. Please contact Management for details.

- *Land application form: ~~₦~~2, 000 **(Required at time of payment)**
- *Documentation of land agreement: ~~₦~~100, 000 **(Required at time of payment) Per Plot**
- *Survey/Allocation fee: ~~₦~~500, 000 **(Required at time of payment) Per Plot**
- *Development levy: To be determined later
- *Infrastructural Levy and Service Charge to be determine later
- *Electricity connection fee: ~~₦~~50, 000 **(Required at completion of development) Per Plot**

N:B: ALL CHARGES INDICATED HERE ARE SUBJECT TO REVIEW.

*Total Amount Paid:

*Total Land Cost:

I.....hereby affirm all information provided as a requirement for the allocation of land in Victoria Court of in EPE LGA, Lagos State is true and false or inaccurate information given by me may result in the decline of my application.

Referred by: _____ Referral Phone No _____

FREQUENTLY ASKED QUESTIONS

THIS F.A.Q IS ALTERNATIVELY THE COMPANY'S TERMS AND CONDITIONS. APPENDING YOUR SIGNATURE TO THIS DOCUMENT CREATES A BINDING CONTRACT BETWEEN SUBSCRIBER AND THE COMPANY (MILEBROOK INVESTMENT LTD).

Question: Where is Victoria Court Elerangbe ?

Answer: Victoria Courts Elerangbe is located at Elerangbe off Lekki-Epe Expressway after Pan African University. It is about 20 minutes from Ajah bus stop.

Question: Who is the developer of Victoria Court Elerangbe?

Answer: Milebrook Investment Limited

Question: Do I have to pay Infrastructural Levy and Service Charge now?

Answer: No, Infrastructural Levy and Service Charge to be determine

later *Question:* What types of infrastructure will the developer provide?

Answer: Perimeter fencing, Earth road and Gate house.

Question: Would there be any development levy?

Answer: Yes, but yet to be determined and other applicable fees. For further details please refer to the land application form.

Question: Would there be any survey/allocation fee?

Answer: Yes, there will be a total of N500,000 **PER PLOT** for survey/allocation fee.

Question: Would there be an Agreement fee?

Answer: Yes, there would be an Agreement fee of N100,000 **PER PLOT**.

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

Answer: Immediately after the 100% payment for the land, documentation of land agreement and survey/allocation fees is made.

Question: What do I get after completion of payment for the land?

Answer: Receipt, letter of allocation and deed of assignment.

Question: What type of Title does Victoria Court have on the land?

Answer: Deed of Agreement, Lagos State Government Approved Survey Plan, Layout plan of the property. Subscribers should please note that in addition to the total amount being charged for each purchased plot, there will be a ratification fee per plot to be paid. This fee is exclusive of the total amount charged by Milebrook Investment Ltd per plot and would enable subscriber commence the process of getting an Individual Title.

Question: Can I pay a deposit and pay balance anytime within the duration of tenure chosen?

Answer: After the payment of the initial deposit you are expected to pay the balance monthly. Nonpayment monthly as at when due will be treated as fundamental breach of contract which can result to 5% monthly late charges and possibly relocation of said plot(s)

Question: Is there any extra cost required to have a corner piece plot?

Answer: Yes, Corner piece attracts a 10% surcharge.

Question: What does it take to acquire a commercial

plot? *Answer:* A commercial plot attracts a 25% surcharge.

Question: Can I start construction or building on the land now?

Answer: You can start building on the land after physical allocation and payment of the stipulated Survey fee and development levy.

Question: Is the road to the Estate motor able?

Answer: Yes the road to the estate is motor

able. *Question:* Is there going to be road network?

Answer: MILEBROOK INVESTMENT LTD is going to provide road network. For those who wants a street to be named after them will be charged N1,000,00

Question: Is there any time limit to commence work on my land after allocation?

Answer: No there is no time limit to commence work.

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

Answer: Yes you can. **MILEBROOK INVESTMENT LTD should be notified during such process**

Question: Can I pay cash to your agent?

Answer: While we are not discrediting anybody, we strongly advice that cash should be paid to MILEBROOK INVESTMENT Limited only.

Otherwise, cheque should be issued in favor of MILEBROOK INVESTMENT Limited. We would not accept any responsibility for any liability that may arise as a result of deviation from the above instruction.

Question: What is the size of the plot?

Answer: 600sqm and 400sqm

Question: Is there an installment plan for both full plot and half-plot?

Answer: We only have installment plan for full plot and there is no installment plan for half-plot.

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 however there is a strict 40% administrative and agency fee.

Question: If I paid outright for my plot(s) and cannot complete payment on other stipulated fees, can I get a refund?

Answer: There is a 90 day deadline after payment of plot(s) to complete payment on survey/allocation and land agreement fees to avoid loss of allocation or been relocated to another estate.

Question: If I was on the installment payment plan and cannot continue with the payment. Can I get a refund?

Answer: Yes, you can get a refund however there is a strict 40% administrative and agency fee.

The entire expanse of land consisting and known as VICTORIA COURT ELERANGBE is entirely Dry. Subscribers will be allocated on dry plots. Appending a signature on this document precludes a subscriber from bringing any legal or administrative action against the company as regards to the stated. Reasonable extent in the context of this document would be defined by the prevailing market practice.

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

FOR ILLITERATE OR VISUALLY IMPAIRED SUBSCRIBERS, THE SALES CONSULTANT SHOULD ALSO APPEND HIS OR HER SIGNATURE TO SIGNIFY THAT THE CONTENTS OF THIS DOCUMENT HAS BEEN PROPERLY READ AND EXPLAINED TO SUBSCRIBER IN ANY FORM UNDERSTANDABLE TO SAME.

Subscriber's Name:..... Signature:..... Date :.....