



📍 **Head Office:** Plot 23 Liberty Estate, By  
 Libry Bus-stop, Independence Layout, Enugu.  
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**AFFIX TWO (1)  
RECENT  
PASSPORT  
PHOTOGRAPHS**

# VATICAN GARDEN ESTATE PHASE 2 ENUGU

## SUBSCRIPTION FORM

Please complete all Fields in **BLOCK LETTER**

**SUBSCRIBER'S INFORMATION**

\*Date

\*Preferred Name for title preparation

\*Name   
 Mr./Mrs./Chief/Dr./Barr.  (Surname)  
 (Middle name)  (First name)

\*Phone Number  or

\*Marital Status Single  Married  Others (Specify) \_\_\_\_\_ \*Sex Male  Female   
(Surname) (Middle Name)

\*Name of Spouse    
(First name)

\*Spouse Tel

\*Nationality Nigerian  Others(specify) \_\_\_\_\_ \*Occupation

\*Valid Identification Card National I.D  International Passport  Driver's License  Voter's Card

\*Identification Card Number  *Please attach a photocopy of your I.D*

\*Residential Add

\*Office Add

L.G.A  City/Town  \*State

\*Country of residence

\*Email \_\_\_\_\_

**\*Next of Kin**

\*Name

\*Residential Add

L.G.A  City/Town  \*State

\*Tel  Email

\*Number of plots:

\*PAYMENT PLANS: Outright  3 months

\*Purpose of Purchase: To Build  To Resale later

\*Land Use: Hostel  Clinic  Mall  Hotel  Commercial Residence  Private Residence  School   
Others

*Specify*

\*Regular plot: number of plots  Corner piece: Number of plots  Plot Size: 460sqm  360sqm

\*Selling Price: ₦  \*Purchase Price: ₦  \*Initial Payment: ₦

**CUSTOMER ACCOUNT DETAILS:**

ACCOUNT NAME:  ACCOUNT NO

BANK

REFERRED BY  PHONE:

I.....hereby affirm that all information provided as a requirement for the purchase of property in Vatican Garden Estate is true and any false or inaccurate information given by me may result in the decline of my application.

\*Signature \_\_\_\_\_

\*Date

**INSTRUCTION**

Please read through these Terms and Conditions carefully and before subscribing into the Estate by appending your signature and before making any payment.

Your confirmation of subscription by the Company is conditioned on your acceptance of and compliance with these Terms. These Terms apply to all Clients and successors in title to the said estate

By signing these terms, you agreed to abide by the Terms. If you disagree with any part of the terms you're advised against subscribing.

**TERMS AND CONDITIONS**

1. Vatican Gardens Projects the Vendor is a company incorporated under the relevant laws in Nigeria and carrying on the business of real estate brokerage development and management.
2. The Vendor is the owner/developer of VATICAN GARDEN ESTATE PHASE 2, Enugu.
3. VATICAN GARDEN ESTATE PHASE 2 is situated Ugbene land Mbulu-owo, Nkanu East LGA Enugu. It is an estate comprising of a large expanse of land, measuring over 5 acres of land and a proposed estate with infrastructures and other amenities. Buy and build service plots in Vatican Garden Estate Phase 2 Enugu are available for sale to the general public at a moderate rate with outright and flexible instalment payment plans.

4. The estate is subdivided into different blocks, measuring 460sqm size per plot. offering at different prices for outright payment and installment plans, therefore upon filling your Subscription form, you must indicate the period of payment plan you want.
5. Corner piece plots attract additional 10% charges of the selling prices  
Commercial plots also attract additional 10% charges of the selling prices.
6. No installment payment, sales is only on outright payment plan.
7. Plot allocation is instant upon full payment.
8. The subscriber upon payment, will be given a payment receipt, contract of sales agreement, acknowledgment letter, registered survey plan, Deed of agreement and allocation letter.
9. The selling price per in VATICAN GARDEN ESTATE PHASE 2 ENUGU is on the flier but is subject to be reviewed up wards as the property appreciates.

#### **ANY OTHER PAYMENT?**

The selling price is all inclusive covering, Survey fee, Deed of Agreement, plot allocation and development levy.

#### 10. **ESTATE FEATURES**

- - Parameter fencing
- - Gate House
- - 24 Hours Street Light
- - Drainage system
- - CCTV Cameras
- - Good Road Network

11. **PHYSICAL ALLOCATION OF PLOT:** Your plot(s) will be physically allocated only when;  
(I) Full payment for the plot of land has been made

12. **INDIVIDUAL PLOT FENCING:** You are expected to fence your plot(s) within 1 month from the date your plot is physically allocated. You must give a 1.5 feet set back in front of your plot(s) to give room for your flower porch.

13. **CONSTRUCTION:** Building construction can commence only after your building plan approval obtained and being confirmed by VATICAN GARDENS PROJECTS.

14. The Estate layout is in block sections and you are permitted to build your own choice of building design but limited to the following specifications i.e. High raise bungalow, detached or semi-detached duplex. Note, face-me-I-face-you tenement building, block of flats, 2 story building and high -rise houses will not be permitted. All building designs must conform to the required set back according to the building control law of the estate and all building designs must be submitted to the company for observation inspections and confirmation before you proceed for Government approval or construction.
15. **FENCING PATTERN:** The subscriber (individual) fencing pattern will be uniformed as the plan provided by the company and must be a see through fence for security reasons.
16. **ROOFING:** The Estate layout is in block sections with different roofing colors allocated to each block respectively.  
You are not permitted to use a roofing color different from the specified color allocated to the block you belong to otherwise the company reserve the right to stop the roofing process. You are expected to visit our office to get the color sample for accuracy and compliance.
17. **RE-SELL:** The subscriber (vendor) must sent a written notice to the company, Vatican Gardens Projects notifying them of his/her interest to re-sale.
18. Either direct sales or company sales, all sales process including payment must pass through the company and if the vendor has any payment outstanding, it will be deducted and balance sent to his or her account.
19. The vendor client will pay only the agreed commission percentage to the company (if is sold by the company) and the purchaser will pay 5% of the value amount to the company which will cover the change of title documentation process.
20. The vendor client will pay 2% percentage service charge to the company (if is sold by the vendor client) and the purchaser will pay for the change of title documentation process
21. Upon re-sell, either direct sale or by the company the Client (as Vendor) must deliver all original copies of documents issued to him to the Company to enable the company effect the change of ownership for the new buyer.
22. Re-selling your plot: Re-selling your plot can be done either by direct selling (you) or by the Company on your behalf.

23. Vatican Gardens Projects, reserve the right to be the first bidder and is ever ready to buy back your plot at the current price. Emails for this purpose should be sent to [admin@vaticanprojects.com](mailto:admin@vaticanprojects.com)  
Any notice which does not conform to the above prescribed mode of communication shall be regarded as null and void.

#### **IN THE CASE OF DEMISE**

24. In the case of sudden demise (Death) of the subscriber, only the next of Kin has the right of claim over the property except if there is a verified and certified written will that says otherwise.
25. If the subscriber is dead and there is no possible means for other payment continuity and plot development, the plot will be re-sold and the proceed will be paid to the next of Kin with a deduction of all the outstanding payments (if any).

Please note that the sales commission and 2% service charge will apply.

- **Amendment:** The real estate industry is a dynamic one, hence change is inevitable. However, VATICAN GARDEN PROJECTS will try to maintain the stability of variables within its control. When there is any change, amendment or modifications in our policies, the current policy will overrule the previous respectively.

The changes shall be communicated to all subscribers and. Such communication can be via letters, emails, short message service (SMS), handbill, posters, WhatsApp and any other means of communication. Correspondence shall be deemed to have been received by the Client (Subscriber) having been sent to the subscribers' last given address.

1. **LAND BANKING:** Note that land banking is not allowed in the Vatican Garden Estate Phase 2 Enugu.
2. **INDIVIDUAL PLOTS DEVELOPMENT TIME LINE:** Individual plot development time line is maximum of Two (2) years. You must re-sale your plot if you are unable to commence development. For as long as you have commenced development, you are free from the outstanding order to re-sale. None compliance to the 2 years plot development policy will lead to revocation your plot
3. Vatican Gardens Projects shall not accept any responsibility for any liability that may arise, as result of deviation from the above condition. We strongly advise you against doing cash transaction with any of our Realtors or staff.

4. **WITHDRAW/TERMINATION**

Should the purchaser wish to withdrawal from this contract or terminate the transaction at any point in time for any reason, he/she shall communicate same in writing communicate to the company and please note that refund will be only when the plot is resold and the refund with a deduction of 30% administrative charges.

5. **FORM SUBMISSION:** Kindly note that the filled subscription form should be submitted with an attached passport photograph and photocopy of your valid ID card to any of our offices or scanned to our email address [admin@vaticanprojects.com](mailto:admin@vaticanprojects.com).

7. **NOTICE**

Any notice required to be given hereunder shall be in writing and may be hand delivered, sent by courier service, email or be considered null and void.

8. **PAYMENTS MODE:** All payment, transfer or cheque should be in favour of Account name: **VATICAN GARDEN PROJECTS**  
Account number: **1548984155**  
**Access Bank**

**FCMB** or any other account the company may provide at any time.

9. THEREFORE, I AGREE THAT I HAVE READ AND UNDERSTOOD ALL THE TERMS HERewith AND IS ACCEPTABLE AND CONSENTED TO BY ME AND TO BE BOUND BY SAME.

6. **Write your name, sign and put date on the column provided below.**

**Subscriber's name**

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**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_