

*Number of Shops:

*PAYMENT PLANS: Outright 3 months 6months

*Regular Shop: number of Shops Corner Shop: Number of shops

*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 you are advised to read through the Terms and Conditions carefully before subscribing into our new market scheme to understand and accept by appending your signature and before making any payment.

Your subscription confirmation is subject to your acceptance and willing to comply with the terms and condition.

The terms and conditions apply to all subscribers and successors in title of every shop subscriber/owner.

By filling and signing this subscription form, means you have agreed to abide by the rules and regulations guiding our lockup shops scheme of No. ICDU/INM/PL.04/BLK.08 in Ishiagu New Market, Amaeze, Ishiagu.

If you disagree with any part of the terms and conditions, you are advised against subscribing into our lockup shops scheme.

Please note, the N30,000 subscription form is none refundable

TERMS AND CONDITIONS

1. VATICAN GARDENS PROJECTS (Developers) is a registered company incorporated under CAC and other relevant association in Nigeria to carry out real estate brokerage, development and management business..
2. VATICAN GARDENS PROJECTS (Vendor) are the owners/ developers of **lockup shops scheme** projects with **No. ICDU/INM/PL.04/BLK.08 in Ishiagu New Market, Amaeze, Ishiagu..**
3. THE BLOCK OF LOCK UP SHOPS with allocation **No. ICDU/INM/PL.04/BLK.08** is situates in **Ishiagu New Market, Amaeze, Ishiagu** beside CCECC construction company's duckyeard along Ishiagu – Enugu/Portharcourt expressway, Ivo LGA, Ebonyi State.
4. The Ishiagu New Market Project Development aims to establish a modern commercial hub in Ishiagu to boost local trade, create jobs, and improve the socioeconomic condition of the region. The market will replace or supplement the existing old market structure with a better-organized, hygienic, and secure facility for business activities.

5. THE BLOCK OF LOCK UP SHOPS with allocation **No.ICDU/INM/PL.04/BLK.08** are available for sale to the general public at a moderate rate with outright and flexible payment plan.
6. The block is subdivided into lock up shops, measuring 12m² size per shop offering at different prices between outright payment and installment payment plans, therefore upon filling your subscription form, you must indicate the period of payment plan you want.
7. Edge corner shops attract additional 3% charges of the selling prices
8. Installment payment prices vary according to the duration plan and every duration plan structure has a fixed initial deposit, but you can pay more if you wish.
9. **Please note, the N30,000 subscription fee is none refundable and does not guarantee plot reservation/allocation;**
10. Shop(s) will be reserved for every subscriber only after initial payment and physical allocation of shop(s) to the subscriber will only take place after full payment for the shop(s)
11. The subscriber upon making initial deposit will be given a Contract of Sales agreement, acknowledgement letter and payment invoice.
12. The subscriber will receive a payment invoice and acknowledgement letter for every payment made into the bank accounts provided by Vatican Garden Project.
13. The current selling price per shop is on the marketing flier and the selling price is subject to review up wards.
14. If you subscribe on installment payment plan, after your initial payment, you are expected to keep to the monthly payment plan and pay up within the stipulated duration you selected. Non-payment of the total as at when due will be regarded as fundamental breach of agreement and will attract default charges or revocation of shop(s) with refund of amount paid so far (this is as the case may be)

ANY OTHER PAYMENTS

The selling prices are all inclusive payment covering the following documents

- a. Deed of Agreement
- b. Allocation letter
- c. Development levy

NOTE: The general Ishiagu New Market statutory levies are not covered by the selling price. Market Statutory fees will be a direct responsibility of every subscriber.

BREACHING THE INSTALMENT PAYMENT PLAN

15. If you subscribe on installment payment plan, after your initial payment, you are expected to maintain your monthly payment in line with the installment period you selected on the form. None compliance with the monthly for 2 consecutive months will be regarded as fundamental breach of agreement and be treated as follows.
 - a. 2 consecutive months default payment will attracts five percent (5%) surcharge of the monthly installment amount as default charges.
 - b. Failure to keep to your monthly payment plan for 3 -4 or more consecutive months, the company reserve the right to revoke the sales and refund the subscriber amount paid with less 20% administrative fees.
 - c. If for any reason you notice that you cannot complete your payment, you can write to the company and request for a refund. A refund can be made on the following conditions;
 - Early notification to the company of your inability to continue with the payment.
 - Every refund will be made less 20% administrative charges.
 - The refund will be made only after the shop has been resold.

16. MARKET FEATURES

- Parameter fencing
- Gate House
- 24 Hours Street Light
- Drainage system
- CCTV Cameras
- Good Road Network
- Motor parks
- Banks
- Food court
- Restaurant block
- Toilet facilities
- Way houses
- Truck /logistic motor park
- 24/7 security
- etc

17. **RE-SELL:** You can re-sale your plot only after you have made your full payment for the shop otherwise you are only entitled to a refund of your purchase payment with less 20% administration fee

18. **VATICAN GARDENS PROJECTS** reserve the right to be the first bidder and is ever ready to buy back your shop at the current price. Emails for this purpose should be sent to admin@vatican.com or via the [admin whatsapp number provided](#)

19. IN THE CASE OF DEMISE

In the case of sudden demise (Death) of the subscriber, only the next of Kin whose name appears on the subscription form, has the right of claim over the property except if there is a verified and certified written will that says otherwise.

20. If the subscriber is dead in the process of subscription payment and there is no possible means of completing the payments for the shop(s) the company will re-sale the shop(s) and the money will be paid to the next of Kin with a deduction of 20% administrative charges

21. **Amendment:** The real estate industry is a dynamic one, hence change is inevitable. However, Vatican Gardens Projects will try to maintain the stability of variables within its control. When there is any change, amendment or modifications in our policies or that of Ishiagu New Market management polices the current policy will over rule the previous respectively.

The changes shall be communicated to all subscribers and. Such communication can be via letters, emails, short messaging service (SMS), handbill, posters, 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.

27. We strongly advise you against doing cash transaction with any of our realtors or staff, Vatican Gardens Projects shall not accept any responsibility for any liability that may arise, as result of deviation from the above instruction.

28. WITHDRAW/TERMINATION

Should the subscriber wish to withdrawal or terminate the subscription transactions at any point in time for any reason, he/she shall communicate same in writing to the company and refund will be only when the reserved shop number is resold and there will be a deduction of 20% administrative charges.

29. SUBSCRIPTION FORM SUBMISSION: Kindly note that your filled subscription form should be submitted with an attached passport photograph to any of our offices as follows: **Enugu, Awka, Owerri, Asaba and Lagos** or scanned to our email address admin@vaticanprojects.com.

30. NOTICE

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

31. PAYMENTS MODE: All payment transfer or cheque should be in favour of

Account name: VATICAN GARDENS PROJECTS

Account number: 1548984155

Access Bank Plc

or any other account the company may provide at any time

32. I HEREBY TESTIFY AND 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 BY APENDING MY SIGNATURE BELOW.

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

Subscriber's name

Signature _____ **Date:** _____