



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

Your confirmation of subscription by the Company is subject to your acceptance and willing to comply with our terms and condition. The terms and conditions apply to all Clients and successors in title of every plot owner the said estate.

By signing these terms and conditions, means you have agreed to abide by the terms and condition.

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

TERMS AND CONDITIONS

1. Ceeplatprofile the Vendor is a limited liability company incorporated under the relevant laws in Nigeria and carrying on the business of real estate brokerage development and management under the membership of Real estate association of Nigeria (REDAN).
2. VATICAN GARDEN ESTATE PHASE 1 ENUGU is situated at Orji Obunagu, Obeagu, Awkunanaw Enugu. It is an estate comprising of a large expanse of land, measuring over 4.5 acres of land and a proposed estate with infrastructures and other amenities. Buy and build service plots in Vatican Garden Estate Phase 1 Enugu are only available on the basis of re-sale for the existing investors at the current value rate with outright payment plans only.
3. The estate is subdivided into different blocks, measuring 460sqm size per plot.
4. Corner piece plots attract additional 10% charges of the selling prices

INSTALMENT PAYMENT PLAN

5. Note that instalment payment plan is no more available on this estate.
6. The selling price per in VATICAN GARDEN ESTATE PHASE 1 ENUGU is according to the current value and is always subject to be reviewed upwards as the property appreciates.

ANY OTHER PAYMENTS?

Please note that the selling price is all inclusive price which covers the following:

- A. Survey fee for plot size (460sqm)
- B. Documentation
- C. Plot Allocation fee
- D. Development Levy

7. ESTATE FEATURES

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

8. PHYSICAL ALLOCATION OF PLOT:

Your plot(s) will be physically allocated upon your full payment for the plot of land.

9. **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 to give room for your flower porch.

10. **CONSTRUCTION:** Building construction can commence only after the building plan approval is obtained and being confirmed by CEEPLATPROFILE LIMITED.

11. 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 are not 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.

12. **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.
13. **ROOFING:** The Estate layout is in block sections with different roofing colors allocated to each block accordingly.

You are permitted to put your choice of building design but your roofing color will conform to the specified color for 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.

14. **RE-SELL:** The subscriber (vendor) must send a written notice to the managing company CEEPLATPROFILE LTD notifying them of his/her interest to re-sale.
15. 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.
16. The vendor client will negotiate a selling with the company (if is to be sold by the company)
17. The vendor client will pay only the 3% percentage service charge to the company (only when is sold by the vendor client) and the purchaser will pay 5% of the value amount to the company which will cover the change of title documentation process
18. 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.
19. CEEPLATPROFILE LTD 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 info@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

20. 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.
21. If the subscriber is dead and there is no possible means for other payment continuity and plot development, the plot will be 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 3% service charge will apply.

22. **AMENDMENT:** The real estate industry is a dynamic one, hence change is inevitable. However, CEEPLATPROFILE will try to maintain the stability of variables within its control. When there is any change, amendment or modifications, it shall be communicated to all subscribers. Such communication shall be via letters, emails, short message service (SMS), handbill, posters, and any other means of communication. Correspondence shall be deemed to have been received by the Client having been sent to the subscribers' last given address.
23. **LAND BANKING:** Note that land banking is not allowed in the Vatican Garden Estate Phase 1 Enugu.
24. **INDIVIDUAL PLOTS DEVELOPMENT TIME LINE:** Individual plot development time line is maximum of one (1) year. 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.
25. We strongly advise you against doing cash transaction with any of our Realtors or Staff. Ceeplatprofile shall not accept any responsibility for any liability that may arise, as result of deviation from the above condition.
26. **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 note, refund will be given when the plot is resold and the refund with a deduction of 30% administrative charges.
27. **FORM SUBMISSION:** Kindly note that the filled subscription form should be submitted with an attached passport photograph to any of our offices or scanned to our email: info@vaticanprojects.com.

28. **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.
29. **PAYMENTS MODE:** All payment, transfer or cheque should be in favour of
Account name: VATICAN GARDENS PROJECTS
Account number: 1548984155
Access bank
or any other account the company may provide at any time
30. **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.**
31. Write your name, sign and put date on the column provided below.

Subscriber's name

.....

Signature..... Date: