

SUBSCRIPTION FORM THE MALDIVES GARDENS, OSHOROKO, IBEJU-LEKKI

BIO DATA

(PLEASE READ CAREFULLY AND COMPLETE THE FORM IN BLOCK LETTERS)

Mr. Mrs. Miss. Others_____

Surname

First name

Other names

Date of birth (dd/mm/yy)

Phone Number

Nationality

Email

Address

Driver's License International Passport Voter's card National ID

ID Number_____ Marital Status _____

Occupation_____

Address _____

Phone Number _____ Email _____

NEXT OF KIN

Mr. Mrs. Miss. Others_____

Surname

First name

Other names

Phone Number

Address

Driver's License International Passport Voter's card National ID

(Please submit a copy)

Marketer/Partner-in-charge/Marketing Group_____

DECLARATION:

I/We the undersigned subscriber(s) (first and second subscribers), do hereby declare, that the above information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from.

Sole/First Subscriber

Second Subscriber

Name..... Name:.....

Signature:..... Date..... Signature:..... Date.....

SALES AGREEMENT

1. WHEREAS:

The Vendor has agreed to sell, and the Purchaser has agreed to buy all that Unit(s) of..... landed property, situated in Oshoroko, Ibeju-Lekki LagosState.

2. RESIDENTIAL:

Offer Price for a Unit of 500sqm:

- a) Outright: N24,000,000.00
- b) 6 Months Instalments: N25,000,000.00
- c) 12 Months Instalments: N26,000,000.00
- d) No of unit(s)

Offer Price for a Unit of 300sqm:

- a) Outright: N15,500,000.00
- b) 6 Months Instalments: N17,000,000.00
- c) 12 Months Instalments: N18,000,000.00
- d) No of unit(s)

3. COMMERCIAL:

Offer Price for a Unit of 500sqm:

- a) Outright: N34,000,000.00
- b) 6 Months Instalments: N36,000,000.00
- c) 12 Months Instalments: N38,000,000.00
- d) No of unit(s)

Offer Price for a Unit of 300sqm:

- a) Outright: N20,750,000 (Twenty Million Seven Hundred and Fifty Thousand Naira Only)
- b) 6 Months Instalments: N23,500,000 (Twenty Three Million Five Hundred Thousand Naira Only)
- c) 12 Months Instalments: N25,500,000 (Twenty Five Million Five Hundred Thousand Naira Only)
- d) No of unit(s)

4. ANCILLARY FEES

For 500sqm:

- a) Developmental fee (Residential): ₦2,000,000:00 (Two Million Naira Only)
- b) Developmental fee (Commercial): ₦2,500,000:00 (Two Million Five Hundred Thousand Naira Only)
- c) Provisional Survey fee: ₦ 500,000:00 (Five Hundred Thousand Naira Only)
- d) Legal fee: ₦ 500,000:00 (Five Hundred Thousand Naira Only)

For 300sqm:

- a) Developmental fee (Residential): ₦ 1,300,000:00 (One Million Three Hundred Thousand Naira Only)
- b) Developmental fee (Commercial): ₦ 1,800,000:00 (One Million Eight Hundred Thousand Naira Only)
- c) Provisional Survey fee: ₦ 400,000:00 (Four Hundred Thousand Naira Only)
- d) Legal fee: ₦ 300,000:00 (Three Hundred Thousand Naira Only)

5. PAYMENT STRUCTURE: (tick as appropriate)

- a. Outright b. 6 Months installment c. 12 Months installment

6. THE PARTIES HEREBY AGREE AS FOLLOWS:

- a) The transaction between both parties shall become binding upon confirmation of payment by the vendor and the execution of this agreement.

- b) The payment shall be made either by issuing a cheque in favour of the Vendor or a cash deposit paid by the Purchaser directly into the Vendor's account or through any electronic means of funds transfer.
- c) Cash payments made by a Purchaser to any agent or an officer of the Company shall be at the Purchaser's risk.
- d) The Purchaser only has ownership of the unit(s) he/she purchases and shall not assume ownership of any other portion of the estate save the portion assigned to him.
- e) The common areas of the estate shall be exclusively owned by the Vendor
- f) The purchaser shall be entitled to allocation of property provided that all fees including ancillary fees have been fully paid. The vendor shall, upon completion of payment, hand over existing title document via the execution of a Deed of Assignment.

7. TERMINATION

A non-defaulting party may terminate this Agreement when any of the following events occurs:

- a) Failure of the Purchaser to pay all fees required payable on the unit(s) as and when due and in accordance with the terms of this Agreement
- b) Where the Purchaser fails to pay the installment consistently as stated in Clause 2, 3 and 4 above.
- c) Where the Purchaser withdraws/discontinues from the transaction before full payment of all fees, without any fault of the Vendor
- d) Where the Vendor delays in allocating the unit (s) purchased by the Purchaser after receipt of all fees from the Purchaser ((including ancillary fees) and the Purchaser having not defaulted in any of the installments
- e) Breach of any of the terms or conditions contained in this Agreement
- f) Where the Vendor discontinues from the transaction or fails to perform her obligation contained in this agreement.
- g) In the event of breach of clause 7(a, b &c) above, the Vendor is entitled to terminate the transaction and refund sums paid after attendant deductions of 30% of the amount paid on the property, provided that refund is payable on or before 60 (sixty) working days of notification by the Purchaser in writing.
- h) In the event of a breach of clause 7(d) above, the Purchaser shall be entitled to a rental value of the unit after delivery, which shall be calculated at 2.5% of the purchase price to be paid on an annual basis
- i) In the event of a breach of clause 7(e) above, the Purchaser shall be entitled to full refund of the 30% paid
- j) Pursuant to paragraph 7 above, the Purchaser shall be required to return all original documents; receipts, contracts and correspondences given on the transaction within the stipulated time frame stated in clause 7(g) above.
- k) In the event of a breach of clause 7(f), the Purchaser shall be entitled to a refund of all sums paid inclusive of the prevailing deposit interest rate.
- l) All total land costs and ancillary fees must be paid to guarantee allocation of acquired property.
- m) The vendor reserves the right to review prices and all fees at its discretion in line with attendant and prevailing economic realities.

8. NOTICE

- a. Any notice to be given under this Agreement shall be in writing and delivered by hand or email to the party at the address shown in the subscription forms provided by the purchaser, or to such an address as the Purchaser may have specified from time to time by written notice to the Vendor;
- b. Such notice shall be deemed received by the Purchaser after 48 hours of dispatch of such notice by the Vendor.

9. ENTIRE AGREEMENT

This Agreement and the documents referred to in it together with all other Agreements to be executed shall constitute the whole agreement between the parties on this transaction.

IN WITNESS WHERE OF the Vendor and the Purchaser have hereunto set their common seals the day and year first above written.

THE COMMON SEAL OF THE VENDOR, SABREWORKS REAL ESTATE INVESTMENT LIMITED IS HEREBY AFFIXED IN THE PRESENCE OF:

In Witness Where of the developer has here unto set its common seal and the subscriber(s) has set his/her/ their hand(s) the day and year above written.

SOLE/FIRST SUBSCRIBER

SECOND SUBSCRIBER

Name:..... Name:.....

Signature:Date:..... Signature Date:.....

SABREWORKS REAL ESTATE INVESTMENT LIMITED

Director Sign:..... Secretary Sign:.....

Date..... Date:.....

Note: All Cash/Cheque/Draft payments must be paid into our designated company's bank account in favour of Sabreworks Real Estate Investment Limited

In the presence of:

Name.....

Occupation:.....

Date..... Sign.....





FREQUENTLY ASKED QUESTIONS

1) Who is the Developer of The Maldives Gardens, Oshoroko?

The Maldives Gardens Estate, Oshoroko is a premium development by Sabre Works Real Estate Investment Limited. The estate is poised to offer maximum return on investment to keen-eyed investors in Africa's new investment hub. It is a guaranteed low-risk, high returns real estate investment for both residential and commercial property investors.

2) Where is The Maldives Gardens Oshoroko?

The Maldives Gardens Estate, Oshoroko is strategically located in Ibeju-Lekki, along the Lekki Coastal Road, neighboring the Lekki Free Trade Zone, Lekki Deep Sea Port, Lekki International Airport, and Dangote Refinery, Lagos Free Zone and a host of other landmarks.

3) What is the Title Document covering the estate?

The Maldives Gardens Estate, Oshoroko is covered by a Global Certificate of Occupancy (CofO)

4) Is the property free from any encumbrances?

The property is completely free from Government acquisition and any form of encumbrance.

5) Where is Sabreworks Real Estate Investment Limited's Office?

Sabreworks Real Estate Investment Limited's Corporate Head Office in Ogudu G.R.A. Specifically at 9 Ganiyu Olorunrinu Close off Tony Ogunbor Drive Ogudu GRA. Our Island office is in Grace Plaza, Addo Road opp. GTB, Ajah.

6) What are the different property types available in the Estate?

The estate will offer lands and buildings, in Apartments and Terraces. The land will be available in 500sqm and 300sqm for both residential and commercial use. The Apartments will be in 1 Bedroom, 2 Bedroom Apartment while the 3 Bedroom is a Penthouse with a tucked-in BQ. The Terraces will be the Luxury wing of the buildings offering just the 2 Bedroom and 4 Bedroom Luxury Terrace Duplexes both with tucked-in BQ.

7) What general services will Sabreworks Real Estate Investment Ltd. make available in the estate?

- Good drainage system
- Clean potable water system
- 24/7 Electrification
- Ample Security
- Gatehouse
- Adequate car park

8) What happens if I cannot complete payment or default in the payment of monthly installment?

Each subscriber is entitled to a refund before 70% completion of the purchase price. The refund shall be less 30% of the amount paid on the purchase price.

9) What documentation and correspondences do I received upon completion of all fees?

- a) Invoice(s)
- b) Receipts
- c) Contract of Sales
- d) Letter of Allocation
- e) Survey Plan
- f) Deed of Assignment

10) Will the request for a corner piece attracts any extra fee?

The request for corner piece will attract a token of N2,000,000 for residential and N4,000,000 for commercial use.

11) Can I pay my instalments for land and/or building however convenient for me?

No. Instalments must be paid in line with the terms of subscription after the payment of the initial deposit. This payment is usually on a monthly basis and any default is a breach of contract which can lead to termination or revocation of the contract.

12) Where do I make payment for the desired property?

For the payment of any desired property within the estate, kindly make payment into any of the account details below;

Fidelity Bank; A/C Number: 5620162777 A/C Name: Sabreworks Services

13) Who oversees the management of the estate?

Sabreworks Real Estate Investment Limited.