



# SALES AGREEMENT

## I. WHEREAS:

The Vendor has agreed to sell, and the Purchaser has agreed to buy all that ..... Unit (s) of..... landed property, situated in Mowe, Ogun State...

## 2. PRICE:

### TERRACE

All Inclusive	300SQM	500SQM
Outright payment	- ₦4,700,00.00	₦6,500,000.00
3 Months installment	- ₦4, 875,000.00	₦6,750,000.00
6 Months Outright	- ₦5, 050, 000	₦7,000,000
12 Months installment	₦5, 225, 000	₦7,250,000

### TERRACE

All Inclusive	2 BDR	3 BDR
Outright payment	- ₦13,000,00.00	₦15,500,000.00
6 Months Outright	- ₦13, 500,000.00	₦16,500,000.00
12 Months installment	- ₦14, 000, 000	₦17,000,000

### SEMI-DETACHED

### SEMI-FINISHED

### FINISHED

All Inclusive	2 BDR	3 BDR	2 BDR	3 BDR
Outright payment	- ₦15,700,00.00	₦18,500,000.00	- ₦18,750,00.00	₦21,500,000.00
6 Months Outright	- ₦17, 000,000.00	₦19,500,000.00	- ₦19, 500,000.00	₦22,500,000.00
12 Months installment	- ₦18, 200, 000	₦21,000,000	- ₦21, 250, 000	₦24,000,000

### FULLY-DETACHED

### SEMI-FINISHED

### FINISHED

All Inclusive	2 BDR	3 BDR	2 BDR	3 BDR
Outright payment	- ₦18,500,00.00	₦20,500,000.00	- ₦21,500,00.00	₦24,000,000.00
6 Months Outright	- ₦20, 000,000.00	₦21,500,000.00	- ₦22, 500,000.00	₦25,500,000.00
12 Months installment	- ₦21, 000, 000	₦23,000,000	- ₦24, 000, 000	₦26,500,000

## 3. PAYMENT STRUCTURE: (Tick as appropriate)

a. Outright  6 Months installment  12 Months installment

// Please specify property....e.g. Land....Terrace, etc.

# SALES AGREEMENT

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## 4. THE PARTIES HEREBY AGREE AS FOLLOWS:

- The transaction between both parties shall become binding upon confirmation of payment by the Vendor and execution of this agreement.
- The purchaser shall not be entitled to a refund of sums paid after payment of 70% of all sums payable on the unit(s) provided the Vendor does not default in handing over title;
- 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 POS terminals at Vendors' offices;
- Cash payments made by a Purchaser to any agent or an officer of the Company shall be at the Purchaser's risk;
- 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;
- The common areas of the estate shall be exclusively owned by the Vendor

## 5. TERMINATION

- I. 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 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.
- ii. In the event of breach of clause 7(i)(a & b) 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 and Five thousand Naira (N5,000.00) only as administrative fees; provided that refund is payable after 45 (forty-five) working days of notification by the Purchaser;
- iii. Pursuant to clause 7(i)(c) above, the Vendor shall refund any installment paid by the Purchaser after deduction of 30% of the amount paid on the property and Five Thousand Naira (N5,000.00) only as administrative fees provided that refund is payable after 45 (forty-five) working days of notification by the Purchaser;

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- iv. In the event of a breach of clause 7(i)(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;
  - v. In the event of a breach of clause 7(i)(e) above, the Purchaser shall be entitled to full refund of the 30% paid;
  - vi. Pursuant to paragraph 7 above, the Purchaser shall be required to return all original documents; receipts, Contracts and correspondences given on the transaction;
  - vii. In the event of a breach of clause 7(i)(f), the Purchaser shall be entitled to a refund of all sums paid inclusive of the prevailing deposit interest rate.
  - viii. All total land costs and ancillary fees must be paid to guarantee allocation of acquired property.

## **6. 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.

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## 7. 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 WHEREOF 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 Whereof the developer has hereunto set its common seal and the subscriber(s) has set his/her/ their hand(s) the day and year above written.

### Sole/First Subscriber

Name

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Signature

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Date

### Second Subscriber

Name

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Signature

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Date

## SABREWORKS REAL ESTATE INVESTMENT LIMITED

Director's Sign

Date (DD//MM//YY)

Secretary's Sign

Date (DD//MM//YY)

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**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:

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Occupation:

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Date:

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Sign:

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## FAQS

# FREQUENTLY ASKED QUESTIONS

### • Who is the Developer of Maldives Gardens, Mowe ?

Maldives Gardens Mowe 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.

### • Where is Maldives Gardens Mowe ?

The Maldives Gardens Estate, Mowe is strategically located in Mowe, along Lagos Ibadan Express Road, neighboring the Christopher University, New Makun City, Pentagon Estate, RCCG Camp Mainland Estate and a host of other landmarks.

### • What is the Title Document covering the estate?

Maldives Gardens Estate, Mowe is covered by Registered Survey.

### • Is the property free from any encumbrances?

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

### • 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.

### • What are the different property types available in the Estate?

The estate will offer lands and. The land will be available in 600sqm and 300sqm for both residential and commercial use. Also, the estate offers Houses in the following typologies: Semi-Detached Bungalow, Fully-Detached Bungalow and Terrace



**CONNECT WITH US VIA**

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-  sabreworksrealty

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

- Perimeter fencing
- Good drainage system
- Clean potable water system
- 24/7 Electrification
- Ample Security
- Gate house
- Adequate car park

- **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.

- **What documentation and correspondences do I received upon completion of all fees?**

- Invoice(s)
- Receipts
- Contract of Sales
- Letter of Allocation
- Survey Plan
- Deed of Assignment

- **Will the request for a corner piece attracts any extra fee?**

The request for corner piece will attract a token of N500,000 for residential and N1,000,000 for commercial use.

- **Can I pay my instalments for land or house however convenient for me?**

The estate will offer lands and. The land will be available in 600sqm and 300sqm for both residential and commercial use. Also, the estate offers Houses in the following typologies: Semi-Detached Bungalow, Fully-Detached Bungalow and Terrace

- **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,



A/C Number: 5620162777

A/C Name: Sabreworks Services

- **Who oversees the management of the estate?**

Sabreworks Real Estate Investment Limited.

