

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 on 100 Awolowo Way, Ikeja, Lagos State...

2. OFFER PRICE PER FLOOR:

- Ground Floor - 60 Squared Meters - N2, 000,000.00 Per Squared Meter
- 1st Floor - 236 Squared Meters - N1, 900,000.00 Per Squared Meter
- 2nd Floor - 236 Squared Meters - N1, 900,000.00 Per Squared Meter
- 3rd Floor - 236 Squared Meters - N1, 900,000.00 Per Squared Meter
- 4th Floor - 236 Squared Meters - N1, 800,000.00 Per Squared Meter

3. BUY BACK WITH DIVIDEND OFFER:

AMOUNT	12 MONTHS	18 MONTHS
N20,000,000.00	- N21,600,000.00	- N27,200,000.00
N40,000,000.00	- N51,200,000.00	- N54,400,000.00
N80,000,000.00	- N102,400,000.00	- N108,800,000.00
N100,000,000.00	- N128,000,000.00	- N136,000,000.00

4. PREFERRED PLAN: (Tick as appropriate)

PURCHASE

- Ground Floor
- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor

BUY BACK WITH DIVIDEND

- N20,000,000.00 12 MONTHS
- N40,000,000.00 12 MONTHS
- N80,000,000.00 12 MONTHS
- N100,000,000.00 12 MONTHS

- 18 MONTHS
- 18 MONTHS
- 18 MONTHS
- 18 MONTHS

5. 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.

6. 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.
 - i. 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;
 - ii. 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;
 - iii. 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;
 - iv. In the event of a breach of clause 7(i)(e) above, the Purchaser shall be entitled to full refund of the 30% paid;
 - v. Pursuant to paragraph 7 above, the Purchaser shall be required to return all original documents; receipts, Contracts and correspondences given on the transaction;
 - vi. 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.
 - vii. All total land costs and ancillary fees must be paid to guarantee allocation of acquired property.

7. 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.

8. 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

Signature

Date

Second Subscriber

Name

Signature

Date

SABREWORKS REAL ESTATE INVESTMENT LIMITED

Director's Sign

Date (DD//MM//YY)

Secretary's Sign

Date (DD//MM//YY)

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

- 01. What is The Grosvenors Place?**
The Grosvenors Place is an exquisitely luxurious commercial open space off plan project developed by **Sabreworks Real Estate Investment Limited** situated on 100 Awolowo Way, Ikeja.
- 02. What is The Vantage Point of Ikeja?**
The Vantage Point of Ikeja is the reality of The Grosvenors Place, it's another name for the Building itself.
- 03. What is the Title Document covering the Building?**
Certificate of Occupancy
- 04. Is the property free from any encumbrances?**
The property is completely free from Government acquisition and any form of encumbrance.
- 05. Where is The Grosvenors Place?**
The building is situated on 100 Awolowo Way, Ikeja.
- 06. What are the different floors available in the building?**
There are five floors altogether; The Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor.
- 07. What general services will Sabreworks Real Estate Investment Ltd. make available in the building??**

 - Individual & General Toilet
 - Ample Security (24/7 CCTV Camera)
 - Clean potable water system
 - Lift to all floors
 - 24/7 Electrification
 - Adequate Car park
- 08. How many Squared Meter is on each Floor?**

• Ground Floor	-	60 Squared Meters	-	N2, 000,000.00 Per Squared Meter
• 1st Floor	-	236 Squared Meters	-	N1, 900,000.00 Per Squared Meter
• 2nd Floor	-	236 Squared Meters	-	N1, 900,000.00 Per Squared Meter
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• 4th Floor	-	236 Squared Meters	-	N1, 800,000.00 Per Squared Meter
- 09. What is minimum purchase?**
Ten (10) Squared Meters is the minimum purchase.
- 10. Are there installment plans?**
No, there are no investment plans. You just pay outright and own it for life.
- 11. What documentation and correspondences do I received upon completion of all fees?**

 - Invoice(s)
 - Receipts
 - Contract of Sales
- 12. Is there space for Car Park?**
Yes, there is efficient Car park space, there is an underground parking space and a spare Car Park on the ground floor.
- 13. Who handles the project?**
Sabreworks Real Estate Investment Limited's situated at 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.
- 14. Where can I pay to?**
Fidelity Bank; - A/C Number: 5620162777 - A/C Name: Sabreworks Services