



SUBSCRIPTION FORM

A DEVELOPMENT BY



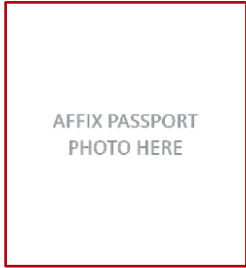
EDERRA
HOMES & INVESTMENT LTD



SUBSCRIPTION FORM

INSTRUCTIONS

- Please read this form carefully before filling
- This form should be completed in BLOCK LETTERS only
- Please supply accurate information only (All information supplied will be treated as confidential)
- The passport photo to be attached must be a recent one and reflect the true-likeness of the individual applying or that of an authorizing officer of the organisation making the application
- Names will appear on your title documents as filled on this form. Any subsequent alteration on your documents will attract the sum of ₦50,000 for each plot of lands.
- Filling this form without payment of deposit does not create any legal enforceable obligation between subscriber(s) and the Company.



Reference Number

KINDLY COMPLETE THIS FORM IN BLOCK LETTERS

PERSONAL INFORMATION

Title _____ Surname _____

First Name _____ Other Name _____

Marital Status _____ Maiden Name _____

Date of Birth _____ Nationality _____

Residential Address _____

Mailing Address _____

Email Address _____

Mobile _____ Home Telephone _____

Occupation _____ Designation _____

Place of Work _____ Work Telephone _____

Address (Work/Office) _____

Means of Identification: National ID Card
Perm. Voter's Card

International Passport
Driver's License

CURRENT EMPLOYMENT INFORMATION

Occupation _____ Designation _____

Address _____

Telephone _____ / _____ Email _____

NEXT OF KIN INFORMATION

Name of Next of Kin _____

Relationship _____ Phone Number _____

Address _____

Occupation _____

Date of Birth _____ Email _____

CORPORATE INFORMATION

Corporate Name _____ RC NO _____

Corporate Address _____

Contact Name _____

Correspondence Address _____

Telephone _____ / _____ Email _____

Line 1

Line 2

PROPERTY INFORMATION

Plot Size: 250 SQM 300 SQM 500 SQM **Number of Plots** _____

Type of Plot: Residential Corner Piece Commercial Mixed Use

Preferred payment Plan: Outright (0-3months) 3 months 6 months 9 months

How did you hear about us? Social Media Referral Physical Advert Online sources

Purpose of Purchase: Investment Property Residential Property Commercial Use

Land Banking Immediate Development

SOURCES OF FUND

Salaries & Allowances Cooperative contribution Donations/Grants Gifts

Sales of Personal Property Loans Business Income Personal Income Others

Please Specify _____

REQUIREMENTS & DECLARATION

INDIVIDUAL/ PERSONAL FAMILY:

1. Passport Photograph
2. Identification (Data Page of International Passport, NID or Driver's License)
3. Proof of Residence (Utility Bill for last 3 months)

COOPERATE PURCHASE:

1. Board Resolution authorizing purchase.
2. Certificate of Incorporation by Corporate Affairs Commission (CAC)
3. Memorandum and Articles of Association certified by CAC.
4. Form CAC 7 (Particulars of Directors)
5. Form CAC 2 (Return of Allotment of shares)
6. Form CAC 10 (Annual Returns)

AGREEMENT AND UNDERTAKING

I/We further declare that the information provided in this subscription form for the purpose of buying properties at **Ederra Homes & Investment** is valid, true and correct to the best of my/our knowledge and nothing material has been concealed. Any false or inaccurate information provided by me/us may result in the decline or invalidation of my/our application.

Date of Subscription _____

Signature of Applicant _____ **Signature of Applicant** _____

IN THE PRESENCE OF

Name _____

Address _____

Occupation _____ **Telephone** _____ / _____

Line 1

Line 2

REFERRAL DETAILS

Realtor's Name _____

Realtor's Group _____

Realtor's Phone _____ **Date** _____

Realtor's Email _____

Group ID _____

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF
ACCOUNT NAME:
Aegis Homes and Properties



5600095545



FREQUENTLY ASKED QUESTIONS

Q: Where is VENICE ISLAND located?

A: VENICE ISLAND is located at Iba Oloja, Ibeju Lekki, Lagos. Applicants or Representatives are advised to first inspect the site, and subsequent appointments made at EDERRA HOMES & INVESTMENT LTD – VENICE ISLAND

N.B: The Company will not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase is made.

Q: Who is The Project Developer?

A: EDERRA HOMES & INVESTMENT LTD

Q: Other Estates and/or Institutions around the Estate .

- Wura City
- Bellissimo
- Dallas Court
- Ibeju Lekki Community
- Orlando
- Honey Comb Estate
- Peace Abode
- Other Developed Estates
- Epe Spa & Resort
- Lagos Business School
- St. Augustine University
- Caleb University
- Michael Otedola College of Education
- Lasu Epe Campus
- Yaba Tech
- Lagos State Film City
- Pan African University

Q: Why should I buy VENICE ISLAND?

A: VENICE ISLAND enjoys proximity to major government presence & economic investment landmarks like:

- HFP Paving stones & Kerbs Factory
- PAN Atlantic University
- Eleko Junction
- Lekki International Airport
- Eleganza Industrial City
- Lekki Free Trade Zone
- Dangote Refinery
- Lekki Deep Sea Port
- Alaro City
- Lagos State International Food Market
- Lagos State Rail Project
- Coscharis Group
- Ontario Shopping Mall

Q: What type of title does VENICE ISLAND have?

A: Free Hold/ Registered Survey

Q: What Plot Size(s) is Available?

A: 250 SQM, 300 SQM and 500 SQM

Q: Are there any encumbrances on the land?

A: The land is free from every known government acquisition or interest or adverse claims.

Q: Is the road to the Estate Motorable?

A: Yes, the road to VENICE ISLAND is tarred and motorable and the estate is closely off Lekki Epe Expressway, Lagos State.

Q: When will development for the Estate commence?

A: Development has already started.

Q: Is the price subject to change?

A: Yes, the price will change depending on the level of infrastructural development.

Q: What is the payment structure for the plot sizes?

PRE-LAUNCH PRICE

ACTUAL PRICE

PLOT SIZES	INITIAL DEPOSIT (₦)	3 MONTHS (₦)	6 MONTHS (₦)	9 MONTHS (₦)	PLOT SIZES	INITIAL DEPOSIT (₦)	3 MONTHS (₦)	6 MONTHS (₦)	9 MONTHS (₦)
250 SQM	500,000	1,300,000	1,500,000	1,600,000	250 SQM	1,000,000	1,800,000	2,000,000	2,100,000
300 SQM	500,000	1,600,000	1,800,000	1,900,000	300 SQM	1,000,000	2,100,000	2,400,000	2,500,000
500 SQM	500,000	2,500,000	2,800,000	3,000,000	500 SQM	1,000,000	3,300,000	3,700,000	3,900,000

NOTE:

- CORNER PIECE PLOT attracts additional 12.5% of the actual cost of purchase.
- EDERRA HOMES & INVESTMENT reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.
- Non-payment of agreed instalments as at when due and non-compliance with the payment structure shall be treated as fundamental breach of the contract which may result in termination or revocation of the **contract/OR** attract default charge of 10% of the total balance upon demand, **OR 10%** of the outstanding payment for every month of default after payment expiration. The company reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

Q: Can I pay cash to your Agent?

A: We strongly advise that payments should be made to EDERRA HOMES & INVESTMENTS LTD or AEGIS HOMES & PROPERTIES at its designated banks. Otherwise, cheque(s)/ bank drafts should be issued in favour of EDERRA HOMES & INVESTMENTS LTD or AEGIS HOMES & PROPERTIES. We shall not accept any responsibility for any liability that may arise as a result of any deviation from the above instruction. No payment should be made to any Agent/Ederra Staff

Q: What other payments do I make with/after the payment for the land?

A: REGULAR PLOT

- Survey Fee N350,000/Per Plot
- Deed of Assignment N200,000/Per Plot
- Plot Demarcation N100,000/Per Plot
- Developmental Levy (TBC)

Q: What type of infrastructure will the developer provide?

- Perimeter Fencing
- Motorable & Accessible Road
- Underground Electrification
- Solar street lights
- Gated Estate with Facility Management
- CCTV Cameras
- Good Road Network
- Security Guards
- Good Drainage system
- Beautification

Q: What will the development levy be used for?

- Transformer
- Street Light
- Recreation Facilities
- Drainage
- Security
- Swimming Pool
- Gym Facility

Q: Can I pay a deposit and pay the balance anytime within the duration of the tenure chosen?

A: After the payment of initial deposit, you are expected to pay the balance monthly or any other agreed period as non-payment as at when due will be treated as a breach of contract which can either result to termination or revocation of the contract.

Q: Is there charge interest on the balance after the payment of initial deposit?

A: Yes, there will be interest charges depending on the outstanding balance.

Q: When do I get my allocation after payment?

A: Allocation **documents** will be given within **3-6months after complete payment** of plots (payment for Land, Survey Plan, Deed of Assignment and Plot Demarcation). The company reserves the right to allocate subscribers to a new & nearby scheme within the same area.

Q: What Do I get after initial deposit & further installments?

- A Letter of Acknowledgement of subscription
- An Invoice
- A Duly Executed Receipt For Initial Deposit; and Installment Payment Receipt(s) for further Instalments.
- Contract of Sale Agreement

Q: What Do I get after Completing payment for the land?

- A duly executed Receipt of Purchase
- Registered Survey plan
- Executed Deed of Assignment
- Allocation letter and Physical Allocation

Q: Would I be Expected to make any other payment subsequently?

A: Yes, maintenance and security charges.

Q: What is maintenance and security charge s?

A: It is a fee paid to the Developer at the beginning of every year, for the general maintenance and security of VENICE ISLAND.

Q: What happens If I cannot continue with the payment before allocation? Can I get a Refund?

A: Yes, you can apply for a refund, only if you have not been allocated your plot(s). In the event of a refund, you are required to give the company 90days written/email notice to process your refund request, and a further 60 days if the process isn't completed after the first 90 days. The refund shall be processed and paid less 30% (Administrative, Logistics & Agency fees).

Q: When can I start construction on the Land?

A: You can start building on the land after physical Allocation provided that all payments have been made. Fencing & Gatehouse already in place estate and other infrastructure will commence immediately or from the subsequent year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscribers and payment of development fees by subscribers.

Please be informed that the company reserves the right to review the allocation if you do not develop your plot(s) or show evidence of active possession within 12 months after physical allocation.

Q: Is there any limit to Commence Work on my land after Allocation?

A: Yes, there must be evidence of active possession on your land within 12 months of physical allocation i.e. Fencing of plot(s). Where an allocated plot is not fenced within the stipulated timeframe, the company reserves the right to re-allocate the subscriber to another area of the Estate or a different scheme.

Q: Is there any restriction regarding the type of building I can construct in VENICE ISLAND?

A: Yes. VENICE ISLAND layouts is in sections and you are restricted to build specific type of houses as each section has a designated plan. You are expected to build residential houses within the area so designated for such and commercial houses in areas designed as commercial. Shops in residential houses are however not allowed and building of tenement houses (otherwise known as face me and face you) are not permitted in VENICE ISLAND.

All building designs must conform to the required setback & building control of the estate and government; and such designs should be submitted for vetting to the company. You are expected to bear the cost of obtaining relevant building permits with the appropriate Agencies of the Lagos State Government before any development on your plot(s).

Q: Can I Re-sell my plot/Property?

A: Reselling of your plot can either be done directly by yourself or through the Company on your behalf. The process of resale is as follows:

In Whatever circumstance of sale, you are required to send an email notifying the company of your intention to sell, detailing whether you elect to sell directly or through the Company.

a. For Selling Directly;

a registration fee of 5% of the appreciation value of the property (difference between the acquired price and current market value of the property) and the new owner shall make payment for new documentation.

- Where there are outstanding payments to be made, and there is no arrangement to settle same, the company will as of necessity effect the sale on your behalf, deduct all outstanding fees and 30% agency fee of the current market value of the land, while the remaining proceed is paid to the client. The new owner is obligated to pay for documentation subsequently and also make payment for infrastructure fee at the current market value at the time of purchase.

a. For engaging the services of the Company for re-sale:

- The company is obligated to look for a suitable buyer and property is offered to the buyer at the current market or best offer value.
- Upon eventual sale, the company will pay to the client (as seller) the purchase price of the land as it's current market value less of 20% agency and transactional fee and balance of the proceed of sale will be paid to the current client (as seller) while the new owner pays for his new documentation.

Provided always that, where the plot to be sold is not developed and has not been maintained by the seller, and the company has proceeded to keep the plot maintained and secured on behalf of the seller, the company shall be entitled to an additional 15% interest of the appreciation value (that is the difference between purchase price and current price) at the time of sale, as envisaged in the Estate Guidelines.

- Upon resale, the client (as seller) must deliver all original copies of documents issued to him to the new owner and/or the company.

Where the property is developed i.e, there is an existing building on the land, the company is only entitled to a transactional fee of 5% on the sale of the developed property.

Q: Any return on Investment?

A: Yes, you have an estimated 50% - 100% returns of investment (ROI) within 2 years of purchase.

Q: How do I get constant updates about VENICE ISLAND?

A: VENICE ISLAND updates are regularly sent via email & social media channels. Clients are encouraged to follow us on our social media channels stated below:



@ederrahomes



@ederrahomes_



Ederrahomes

Q: Where do I make payments?

A: Cash payments/transfers should be deposited into out under listed banks or you issue a cheque in favour of EDERRA HOMES & INVESTMENT LTD or AEGIS HOMES & PROPERTIES.



ACCOUNT NUMBER: 5600095545

ACKNOWLEDGEMENT

I/We acknowledge that the Information and Terms Provided Within the FAQ is Accepted and consented by me/us: (Please read and sign the column below to indicate you have read and understood the content of this document)

Subscriber's Name: _____

Signature: _____ **Signature** _____

Date: _____

IN THE PRESENCE OF

Name: _____

Occupation: _____

Address: _____

Phone Number: _____

Signature: _____ **Date:** _____

OFFICIAL USE:

Name of Processing Officer: _____

Confirmation of Document Submitted: _____

Signature & Date

Verified By: _____

Signature & Date

Official Stamp



Contact: 09019001143, 09019001147, 08086682070

 www.ederrahomes.ng  info@ederrahomes.ng

  @ederrahomes  @ederrahomes_  Ederrahomes



VENICE ISLAND

A DEVELOPMENT BY



EDERRA

HOMES & INVESTMENT LTD

Contact: 09019001143, 09019001147, 08086682070

 www.ederrahomes.ng  info@ederrahomes.ng



@ederrahomes



@ederrahomes_



Ederrahomes

Office Address: 55D Adebisi Omotola Close, Off Ajose Adeogun, Victoria Island Lagos