

# EDEN GARDENS



## Subscription Form

### INSTRUCTIONS

1. Please read this form carefully before filling
2. This form should be filled in **BLOCK LETTERS** only
3. Please supply accurate information only (All information supplied will be treated as confidential)
4. The passport photo to be attached must be a recent one and reflect the true like-ness of the individual applying or that of an authorizing officer of the establishment making the application.
5. Direct enquiries to **POLYMATH REAL ESTATE LIMITED** (find office address overleaf).
6. Names will appear on your title documents as filled on this form. Any subsequent alteration on your documents will attract the sum of N 5,000
7. Filling this form without payment of deposit does not create any obligation between subscriber(s) and the company

### Personal Information

**Title:**

**Surname:**

**First Name:**

**Other Name:**

**Marital Status:**

**Maiden Name:**

**Date of Birth:**

**Nationality:**

**Residential Address:**

**Email:**

**Mobile:**

**Home Telephone:**

### Next of Kin

**Full Name:**

**Relationship:**

**Mobile:**

**Address:**

**Occupation:**

**Email:**

## Current Employment Details

**Employer:**

**Designation:**

**Address:**

**Telephone:**

## Payment Options

**0-6 months(Outright)**

**6-9 months**

## Payment Terms

- 1. All payment shall be in favour of POLYMATH REAL ESTATE LIMITED**
- 2.. We accept no liabilities for cash payment to any person or group of persons**
- 3. All unit(s) physical allocation(s) shall be done on a first come first serve basis on full payment**

## Declaration

**I/We**

**of**

**do hereby solemnly and faithfully declare that all the information given above is truly mine.**

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## Applicant's Signature & Date

## Official Use Only

**Realtor's Name:**

**Realtor's Group:**

**Realtor's Phone"**

**Realtor's email:**



## Frequently Asked Questions

## FAQ

### 1. Where is Eden Gardens Estate Located?

**Eden Gardens Estate is located within Ilara-Epe. It is 15 minutes drive from Epe-Alaro City, (an extension of the Lekki Free Trade Zone). Eden Gardens is about 5 minutes drive from St. Augustine University.**

### 2. Who are the developers of EDEN GARDENS?

**POLYMATHE REAL ESTATE LIMITED (RC 158125).**

### 3. What title does ESTATE GARDEN possess?

**Freehold/Registered Survey**

### 4. Is there any encumbrance on the land?

**No. The land is free from any known Government Acquisition or Interest and Adverse claim.**

### 5. What is the topography of Eden Gardens

**100% dry land**

### 6. What are the available land sizes?

**250sqm, 500sqm, 800sqm and 1 Acre**

## Frequently Asked Questions

### 7. What is the land payment structure(outright payment only)?

- I. **Outright payment for 250sqm N2,500,000 (0-6 months)**
- II. **Outright payment for 500sqm N5,000,000 (0 - 6 months)**
- III. **Outright payment for 800sqm N10,000 000(0 - 6 months)**

**Note: Corner piece plots attracts additional 20% on land cost.**

**Change/correction of name(s) attracts N15,000 charges (subject to review)**

**NONE PAYMENT OF THE MONTHLY INSTALLMENTS AS AT WHEN DUE SHALL BE TREATED AS A FUNDAMENTAL BREACH OF CONTRACT WHICH COULD RESULT TO TERMINATION OR REVOCATION OF THE CONTRACT OR ATTRACT A DEFAULT CHARGE OF 10% OF THE MONTHLY INSTALLMENT PLAN.**

### 8. What do I get after payment of land?

**Payment Receipt, Deed of Assignment, Contract of Sales and Survey Plan.**

### 9. When will my plot be allocated to me?

**Once payment for your plot has been made in full (inclusive of payment of legal and survey). However, your plot can be reserved on the estate layout after payment until physical allocation is scheduled.**

### 10. Are there payment plan option for Eden Gardens?

**Yes. There are 6 months and 9 months payment plan**

## Frequently Asked Questions

### 11. What other payment are there asides from the cost of land?

- A. Documentation Fee/legal Fee - 100,000 (One hundred thousand naira)**
- B. Survey Fee - 400,000 (Four hundred thousand naira only)**

**Development fee is yet to be determined. However, the company intends developing a mini estate or individuals interested in building within 5 years and therefore is been worked on by our quality surveyors and architects.**

### 12. Can I resell my plot(s)?

**Yes. A subscriber can sell his/her plot(s) after complete payment. The buyer will however inherit all assets and liabilities on the plot(s). POLYMATH REAL ESTATE LIMITED would require the seller to furnish the company with details of the buyer.**

### 13. Can I pay to your consultants/realtors?

**No. All payment for EDEN GARDENS should be paid to  
Account Name: POLYMATH REAL ESTATE LIMITED.  
Account Number: 4091329818**

**Bank: Polaris Bank Limited**



### 14. Who are the type of subscribers for the estate?

- A. Land Banking Subscribers: Individuals interested in buying the land to keep it for a short time (not ready to build soon)**
- B. Residential Subscribers: These are individuals who intend building in a short time (ready to build within 0-5 years)**

## Frequently Asked Questions

### 15. What are proposed infrastructure to be provided by the developer?

- Perimeter Fencing
- Estate Gate House
- Estate Road Network
- Green Area
- Electricity
- Drainage

**Additional infrastructure might be provided if agreed.**

### 16. Is the road to the estate motorable?

**Yes. the road to the estate motorable.**

### 17. Would failure to continue installment plan lead to a refund?

**Yes. In the event of refunds, you are required to give the company ninety (90) days notice to process your refund. The refund shall be processed and paid 30% less than the amount paid for the plot(s) to cover administrative fees and others.**

### **Terms & Conditions Apply**

**The Information provided, FAQ and terms here with is acceptable and consented by me. I acknowledge receiving a copy of it. (Please read and sign the column below to indicate you have read and understood the content of this document).**

**Subscribers's Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

### **IN THE PRESENCE OF:**

**Name:** \_\_\_\_\_

**Occupation:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Signature:** \_\_\_\_\_