



## SUBSCRIPTION FORM



NUMBER OF PLOTS:

PLOT TYPE:  Residential  Commercial (Attracts 20%)  
 Corner piece plot(s) (Attracts 20%)

PAYMENT PLAN:  Outright (0-2 M)  Installment (3 Mnths)

OTHER PAYMENTS:  Development  Deed  Survey

PASSPORT  
HERE

### SUBSCRIBERS DETAILS

Title: <small>(MR/MRS)</small>	Name:		
Name Of Spouse: <small>(IF APPLICABLE)</small>			
Address:			
Date Of Birth: <small>(DD/MM/YYYY)</small>	State Of Origin:	Gender:	Marital Status:
Nationality:	Occupation:	Mobile Number:	
Country Of Residence:	Email Address:		

### NEXT OF KIN INFORMATION

Full Name:	
Mobile Number:	Email:
Address:	

### PAYMENT DETAILS (PAYEE)

Account Name:	Bank Name:
Amount Paid:	VIA: <input type="checkbox"/> Transfer <input type="checkbox"/> Cheque <input type="checkbox"/> Cash

### REFERRAL DETAILS

Full Name:	Marketing Group:
Email:	Phone Number:

### DECLARATION

I \_\_\_\_\_ hereby declare that all the information provided on this subscription form for the purpose of obtaining properties is true and correct to the best of knowledge

Subscriber's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>HOW TO MAKE PAYMENT?</b> All payments should be made in favour of <b>SILVER PACIFIC TECHNOLOGIES LIMITED</b>	<b>NAIRA ACCOUNT</b>  <b>1014432931</b>  <b>0162022242</b>	<b>DOLLAR ACCOUNT</b>  <b>0606879564</b> <small>(@ CENTRAL BANK OF NIGERIA OFFICIAL RATE)</small>
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# FREQUENTLY ASKED QUESTIONS (FAQ)

**Q1. WHERE IS ROYAL GARDEN ESTATE?**

*Royal Garden Estate is situated in Olomowewe Community in Ibeju Lekki, Lagos.*

**Q2. WHO ARE THE OWNERS/DEVELOPER OF ROYAL GARDEN ESTATE?**

*Silver Pacific Homes, a leading real estate company with office in Lekki, Lagos State.*

**Q3. WHAT TITLE DOES ROYAL GARDEN ESTATE HAS ON THE LAND?**

*Perfected C of O, Deed of assignment and Registered Survey plan approved by the Lagos State Government.*

**Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?**

*The land is free from any known government acquisition or interest and adverse claims.*

**Q5. WHAT IS THE PAYMENT STRUCTURE? (OUTRIGHT PAYMENT ONLY)?**

*A. Payment of 30% initial deposit and pay up balance in up to 6 months installments at (N8,500,000) per 450SQM and (N5,800,000) per 300SQM. 3-4 months installments per 450SQM (N8,300,000). 3-4 months installments per 300SQM (N5,600,000).*

*B. Outright payment is (N8,100,000) only per 450SQM. (N5,400,000) only per 300SQM.*

*C. Commercial plots attracts additional 20% of land cost.*

*D. Corner piece plots attracts additional 20% of land cost.*

*E. Change/correction of name(s) attracts N30, 000 charges (subject to review)*

*F. Transfer of Ownership attracts 10% of land cost*

*G. N.B: Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract which could result in termination or revocation of the contract/ OR attract a default change of 20% of the land cost.*

**Q6. WHAT ARE THE AVAILABLES SIZES?**

*450SQM AND 300SQM*

**Q7. IS THE ROAD TO THE ESTATE MOTORABLE?**

*Yes, the road to the estate is motor able.*

**Q8. WHAT OTHER PAYMENTS DO I MAKE APART FOR THE LAND?**

*A. Deed of assignment: N100, 000 only per plot*

*B. Registered Survey: N500, 000 only per plot OR Provisional survey N100, 000 per plot*

*C. Development fee: N4, 500 Per SQM*

*Development levy is for primary development which are Perimeter Fencing, Gatehouse and Earth Road Layout.*

*D. Estate maintenance fees shall be paid by residence homes when the Estate is fully developed.*

**Q9. WHEN DO I MAKE OTHER PAYMENTS?**

*All other payments must be made before physical allocation.*

*Payment includes: Development levy, Deed of Assignment and Survey Plan Fee.*

**Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT?**

*Receipt of Payment, Acknowledgment letter and Contract of Sales.*

**Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?**

*Completion payment receipt and Acknowledgment letter. You also get Deed of Assignment, Survey Plan and Allocation Letter after completion of statutory fees.*

**Q12. WHEN DO I TAKE POSSESSION AND CAN START BUILDING ON THE LAND?**

*You can take possession and you can start building after completion of payment including: Development, Deed and Survey.*

**Q13. IS THERE ANY TIME LIMIT TO COMMENCE MY WORK ON MY LAND?**

*No. But you are required to put up a dwarf fence on your land. Else you pay N30, 000 Horticulture fee yearly to make your land a green area pending the time you are ready to develop the land.*

**Q14. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?**

*Yes. The estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section. (Commercial or Residential) i.e. Bungalow, Block of Flats, Detached houses (duplex). Note "Face –me- I- face-you". (Tenement building) Houses will not be permitted. All building design must conform to the required set back of the building control of the estate and such design would be approved by the company with LSG afterwards.*

**Q15. CAN I RESELL MY PLOT/PROPERTY?**

*Yes, a subscriber who has paid up on their land can re-sell their plot(s). SILVER PACIFIC HOMES would require the seller to furnish the company with details of the buyer*

*- A charge of 20% (Covering Transfer Documentation fee shall be paid to the company by the new buyer)*

**Q16. CAN I PAY CASH TO YOUR AGENT?**

*We STRONGLY ADVISE that cash payments should ONLY be made to SILVER PACIFIC HOMES at its designate Banks. Otherwise, cheque(s) should be issued in favor of SILVER PACIFIC TECHNOLOGIES LIMITED (GTBANK 0162022242), (ZENITH BANK 1014432931). We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.*

**Q17. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?**

*Yes, you can apply for refund. In the event of a refund, you are required to give the company Ninety (90) days' notice find another buyer to process your refund request and a further Sixty (60) days if the process isn't completed after the first 90 days. The refund shall be processed and be paid according to the payment plan used for the subscription less 30% (Administrative fee and others).*

## DECLARATION

I hereby confirmed that I have seen the land and ready to go on with the transaction.

**THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.**

NAME:

SIGNATURE:

DATE: