

# Ulonma

(A HAPPY HOME)

ISSELE-UKU, ANIOCHA  
NORTH LGA, ASABA  
DELTA STATE

DEED OF ASSIGNMENT  
REGISTERED SURVEY  
(C OF O) IN VIEW

PHASE 1

ENTRY PRICE

**#2M**

464 SQUARE METRES

#### LANDMARKS

- » ACCELERATE DELTA INNOVATION
- » NATIONAL OPEN UNIVERSITY
- » SETRACO NIGERIA LTD
- » DELFRASCO INDUSTRIES LTD
- » DELTA STATE NYSC ORIENTATION CAMP
- » SCHOOL OF NURSING

HOW TO MAKE PAYMENT ▶ **ECOCRIBS REALTY**



**5404013447**

#### ESTATE FEATURES



FOR ENQUIRIES



**ecocribs**  
REALTY

2ND FLOOR, LEFT WING, LOFTY HEIGHTS  
OFFICE COMPLEX, CENTRAL LEKKI ESTATE  
BESIDE DIYA FATIMILEHIN. MARWA BUS STOP  
LEKKI, LAGOS

SITE INSPECTION TAKES PLACE EVERY MON - SAT | 10AM - 12NOON

[www.ecocribsrealty.com](http://www.ecocribsrealty.com) ecocribs

## SUBSCRIPTION FORM

\* Please fill in block letters and tick the appropriate box provided.

REFERENCE NUMBER

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### PERSONAL INFORMATION

TITLE	<input type="text"/>	SURNAME	<input type="text"/>	Affix Passport Photograph
FIRST NAME	<input type="text"/>			
OTHER NAME	<input type="text"/>			
RESIDENTIAL ADDRESS	<input type="text"/>			
	<input type="text"/>			
PHONE NUMBER(S)	<input type="text"/>			
EMAIL ADDRESS	<input type="text"/>			
DATE OF BIRTH	<input type="text"/>	NATIONALITY	<input type="text"/>	
MARITAL STATUS	<input type="text"/>	OCCUPATION	<input type="text"/>	
PLACE OF WORK	<input type="text"/>			
ADDRESS (WORK/OFFICE)	<input type="text"/>			
	<input type="text"/>			

NAME OF REFERRAL	<input type="text"/>		
EMAIL ADDRESS	<input type="text"/>	PHONE NUMBER	<input type="text"/>

**MEANS OF IDENTIFICATION**

NATIONAL ID CARD       INTERNATIONAL PASSPORT  
 PERM. VOTER'S CARD       IDENTIFICATION NO.       DRIVER'S LICENSE

### NEXT OF KIN INFORMATION

NAME OF NEXT OF KIN	<input type="text"/>		
RELATIONSHIP	<input type="text"/>	PHONE NUMBER	<input type="text"/>
ADDRESS	<input type="text"/>		
	<input type="text"/>	EMAIL ADDRESS	<input type="text"/>

**PROPERTY INFORMATION**

Apartment Building (Flats & Studios) | Semi Detached Duplex | Terrace Duplex | Service Plots

**PROPERTY PURCHASE OPTIONS**

(Please indicate the number you wish to purchase in the box provided)

<input type="text"/>	2 Bedroom Terrace	<input type="text"/>	3 Bedroom Semi Detached + BQ	<input type="text"/>	4 Bedroom Semi Detached + BQ
<input type="text"/>	Residential	<input type="text"/>	Commercial		

**PROPERTY PURCHASE OPTIONS (LAND SIZE)**

<input type="text"/>	300SQM	<input type="text"/>	450SQM	<input type="text"/>	600SQM	<input type="text"/>	900SQM
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**PAYMENT PLAN**

(Please indicate by ticking the appropriate box provided)

<input type="checkbox"/>	Full Payment	<input type="checkbox"/>	12 Months Installment	<input type="checkbox"/>	10 Years Mortgage
<input type="checkbox"/>	3 Months Installment	<input type="checkbox"/>	18 Months Installment	<input type="checkbox"/>	15 Years Mortgage
<input type="checkbox"/>	6 Months Installment	<input type="checkbox"/>	5 Years Mortgage	<input type="checkbox"/>	20 Years Mortgage

**PURCHASE PURPOSE**

(Please indicate by ticking the appropriate box provided)

<input type="checkbox"/>	Primary Residence	<input type="checkbox"/>	Investment Property	<input type="checkbox"/>	Retirement Home
<input type="checkbox"/>	Second Home	<input type="checkbox"/>	Others		

**PROFESSION/INDUSTRY**

(Please indicate by ticking the appropriate box provided)

<input type="checkbox"/>	Organised Private Sector (Formal Sector)	<input type="checkbox"/>	Independent Business Owner (Informal Sector)
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**DECLARATION:** I hereby declare that the information given in this application is correct. Any inaccurate or false information may invalidate my request.

NAME: ..... SIGNATURE: ..... DATE: .....

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF

» **ECOCRIBS REALTY**



**5404013447**

**FOR OFFICIAL USE ONLY**

Reference No.: .....

Applicant's Name: .....

Work Status:  Paid Employment  Entrepreneur  Both

Mode of Payment:  Cash  Cheque  Others Deposit: (N) ..... Balance: (N) .....

Approved Signatory .....

Approved Signatory .....

## FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

### Q1. WHERE IS ULOMA ESTATE LOCATED?

Uloma is located at "ISSELE-UKU, ANIOCHA NORTH LGA, ASABA, DELTA STATE"

### Q2. WHO ARE THE OWNERS/DEVELOPER OF ULOMA ESTATE?

ECOCRIBS REALTY, a Leading property and development Real Estate Company with office at 2nd Floor, Left Wing Lofty Heights Office Complex Central Lekki Estate Marwa Bus Stop Just Beside Diya Fatimilehin. Lekki Phase 1, Lagos State.

### Q3. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The Land is free from every known government acquisition or interest and adverse claims.

### Q4. WHAT ARE THEIR PAYMENT STRUCTURE AND TITLE?

TITLE	PLOTS	OUTRIGHT (=N=)	6 - 12 MONTHS (=N=)	SURVEY FEE	LEGAL
DEED OF ASSIGNMENT REGISTERED SURVEY (C OF O IN VIEW)	464SQM	2,000,000	2,200,000	200,000	100,000

- a) Commercial plots attract additional 10% of land cost.
- b) Change/Correction information attract N50,000 charge depending on the Estate (Subject to review).
- c) Transfer of Ownership attract 10% of land cost.

**NB:** Please note that failure to complete Land payment before the expiration of selected payment plan attracts a default fee of N10,000 or N20,000 per month of default depending on the Estate.

**ANY PROMO** on ECOCRIB REALTY shall only apply to Outright payments.

### Q5. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes, the road to the estate is motor-able.

### Q6. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. Letter of acknowledgement of subscription and receipts of payment.

### Q7. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- A. Completion Payment Receipt, Contract of Sales & Payment Notification letter
- B. Free Plot Award Letter (Where Applicable)
- C. Deed of Assignment, Survey Plan & Deed of Gift (where applicable).

**NB:** Applicants shall be availed with the documents in paragraph (c) above after payment of documentation fee. Subscribers are also required to comply with the Estate Rules and Regulations as provided by the Company.

### Q8. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

You can start building on the land after Physical Allocation, while fencing and gate-house construction is ongoing. Provided applicant has sought and obtained building approval from the company.

### Q9. WHEN IS ALLOCATION DONE?

All physical allocation shall be done 0-3 Months in order of subscription.

### Q10. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Payment for Survey Plan, Deed of Assignment and Plot Demarcation should be made before Physical Allocation.
- (ii) Development Levy should be paid either on outright or in installments.

Note that Installment payment of development fee will attract surcharges.

### Q11. CAN I PAY CASH TO YOUR AGENT?

WE STRONGLY ADVISE that payments should ONLY be made to ECOCRIBS REALTY designated PROVIDUS BANKS to with: ECOCRIBS REALTY - 5404013447

## FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

### Q12. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?

Yes, you can request for a refund only if you are unable to complete payment within the subscribed payment period or within the 6 months immediately after the Subscribed payment period provided that:

- A. All requests for refund shall be made in writing and subject to a 120days waiting period with a possible 90days extension and a further 60days after the initial period.
- B. For refunds that are requested after the expiration of the payment plan; demurrage/default fees will be deducted from the refundable amount.

**NOTE:** That after processing refund, disbursement shall be according to the payment plan used for the subscription by client/customer less 40% Administrative fee and other disbursements (demurrage/default charges where applicable).

### Q13. WHEN ARE DEFAULT CHARGES PAYABLE?

Default fees are payable where the customer fails to complete payment within the subscribed payment period.

Note that the Company shall be at liberty to revoke the subscription of a client/customer at any time if the Applicant fails to meet the purchase requirements or adhere to the terms and conditions stated herein.

In the event of revocation, the Company shall not be liable to make any refund to the exiting subscriber until the Company has received funds corresponding in value to the amount to be refunded from a third-party Applicant. For the avoidance of doubt, the Company shall not be obliged to procure a third-party to acquire the subscriber's interest in the property. Revocation of allocation or termination of subscription arising because of failure of the Applicant to meet payment obligations shall attract a 40% deduction (30% Agency Fee & 10% Administrative Fee) of the Applicant's total deposit

### Q14. CAN YOU REQUEST FOR REFUND AFTER COMPLETING PAYMENT?

NO. Refund can only be done before completion of payment or within 6 months immediately after the subscribed payment period.

**PROVIDED ALWAYS** that such refund shall not be made after physical allocation of property has been conducted.

**NOTE:** In the event of a refund, you are required to give the company a One Hundred and Twenty (120) days' notice (initial period) in writing to process your refund and a further Sixty (90) days which may be extended to another 60days if the process is not completed within initial period.

**NOTE ALSO:** That after processing refund, disbursement shall be according to the payment plan used for the subscription less 40% (Administrative fee and other disbursements).

### Q15. HOW DO I CHANNEL MY COMPLAINTS OR GRIEVANCES?

The company is committed to a speedy and amicable settlement of issues brought to its attention by customers/clients. Customers/Clients shall channel their written complaints to [www.ecocribsrealty.com](http://www.ecocribsrealty.com) for immediate and amicable settlement with the instrumentality of ADR before exploring other options.

**NOTE:** Dispute Resolution shall be subject to the Arbitration and Conciliation Act, 2004.

### Q16. CAN I TRANSFER MY PROPERTY?

Transfer of interest in property(ies) by clients/customers is only possible upon full payment and shall be done upon receipt of prior express consent of the Company and payment of transfer charges.

Where a transfer of interest is to be made to a third party, the Applicant shall bear the cost of procuring new Survey Plans and Title Deeds (amongst others). The applicable transfer charge shall be 10% of the current value of the property.

I hereby confirm that I have seen the land and I'm ready to go on with the transaction and to be bound by the terms and conditions herein.

## FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

**THEREFORE, THE INFORMATION PROVIDED IN THIS FAQ/TERMS AND CONDITIONS ARE CONSENTED TO AND ACCEPTED BY ME AS I ACKNOWLEDGE RECEIVING AND PERUSING A COPY OF THIS FAQ/TERMS & CONDITION**

**SUBSCRIBER'S NAME:** .....

**SIGNATURE:** .....

**DATE:**.....

*If the subscriber is a company, incorporated trustee or Limited Liability Partnership, two directors or Partners must sign the subscription form and attach Form C07 & Certificate of Incorporation or any certificate for the List of partners in the Limited Liability Partnership. For a company, the name must end with either LTD PLC, UnLTD, LTD/GTY, while for a Limited Liability Partnership the name must end with LLP. A company must also attach a board resolution authorizing the purchase. Where the subscriber is a private or public company, a resolution authorizing the investment/purchase must be attached*