

THE PASTURES



LEKKI SCHEME 2
OGOMBO ROAD
LAGOS



CERTIFICATE OF
OCCUPANCY
(C OF O)

2 BEDROOMS WITH BQ



10B, ADMIRALTY ROAD
LEKKI PHASE 1, LEKKI, LAGOS

www.ecocribsrealty.com

[f](#) [@](#) [in](#) [v](#) [e](#) [x](#) ecocribs

POWERED BY
ecocribs
REALTY

Application Form

Official use only

Reference Number

Personal Information

Title: Surname:

First Name:

Other Names:

Residential Address:

Affix Passport
Photograph

Phone Number(s): .

Email Address: Date of Birth: / /

Nationality: Marital Status:

Occupation/Industry: Place of Work:

Address (Work/Office):

Means of Identification: ☐ National ID Card ☐ International Passport
☐ Driver's Licence Perm. ☐ Voter's Card
☐ Identification No.

Next of Kin Information

Name of Next of Kin:

Relationship: Phone Number:

Address:

Email:

Property Type: ☐ 2 Bedroom Apartment ☐ 3 Bedroom Terrace Duplex + BQ
☐ 3 Bedroom Apartment ☐ 4 Bedroom Semi - Detached Duplex + BQ
☐ 3 Bedroom Bungalow + BQ

Property Amount: Naira

Preferred Payment Plan: Outright ☐ Instalment ☐

Others (Specify)

Duration (Months): Outright ☐ 6 ☐ 12 ☐ 18 ☐ Others (Specify)

Number of Unit's Applied:

Consultant/ Realtor:

Phone Number: Email:

Residential Address:

Declaration

I/We hereby declare that I/We fully understand the terms and conditions regarding this purchase and to fully abide by same.

I/We make this declaration conscientiously believing that all information provided to be true in every particular.

We further declare that the information given in this/the application form is true and correct to the best of my/our knowledge and nothing material has been concealed. All payments should be in favour of **ECOCRIBS REALTY - 5404013447** PROVIDUS BANK.

Date:

Signature of Applicant(s)

ALL PAYMENTS SHOULD
BE MADE IN FAVOUR OF



ECOCRIBS REALTY



PROVIDUS BANK

5404013447

TERMS AND CONDITIONS

EcoCrib Realty ("the vendor") offers for sale in The Pastures, residential units comprising 2 bedroom apartments, with BQ located at The Pastures, Lekki Scheme 2 Ogombo Road, Eti - Osa LGA, Lagos State, herein referred to as "the Estate".

1. PROPERTY DESCRIPTION

The Pastures is situated at the Lekki Scheme 2 Ogombo Road, Eti - Osa LGA, Lagos State in the neighbourhood of Abraham Adesanya, Conoil Filling Station, Kilimajaro Restaurant, Maternal & Child Hospital and other notable infrastructures.

2. SITE INSPECTIONS

Purchasers are advised to inspect the site at EcoCrib Realty, office No 10B, Admiralty Road, Lekki Phase 1, Lagos. Appointments for inspection may be made via the Vendor's office located at office No 10B, Admiralty Road, Lekki Phase 1, Lagos.

Payment by cheques shall only be acknowledged when payments are received in cleared funds by the Vendor. Acknowledgement of payments shall be by email which shall be deemed delivered within 3 hours of sending email.

3. DOCUMENTATION

Documentation for a sale shall comprise of the following:

- (a). Contract of Sale, deed of assignment and all other necessary papers.
- (b). Deed of Assignment and Deed of Estate Covenants issued upon full payment of purchase price, possession and deposit for service charge for the first year ("Service Charge Deposit").

4. DESCRIPTION & LAYOUT OF UNITS

The purchaser acknowledges:

- (a). That units may not be delivered in accordance with the renditions made in marketing communication materials shown to the purchaser.
- (b). Units will be delivered in accordance with the description and layout provided in the Contract of Sale Agreement.
- (c). Land measurements for each Unit will vary in size and final measurement of land will be confirmed upon allocation of Unit.
- (d). In the event land size is varied for any reason whatsoever, the purchaser undertakes to pay for the additional land area at a prorated cost determined in line with the purchaser's initial purchase price.
- (e). Requests for alternative allocation will be treated based on availability of Unit.
- (f). Survey plans indicating sizes of units purchased will accompany the Deed of Assignment.

5. PRICES AND PAYMENT TERMS

The purchase price for each unit is as detailed in our various marketing materials, with payment options either in full or in instalment as offered in our marketing materials. Corner units of Terraces / Bungalows: a request for corner unit will attract a marginal increase of N2,000,000 (Two Million Naira) than units in the middle .

TERMS AND CONDITIONS

In addition, for the payment of the housing unit, the Subscriber shall pay:

Statutory Fee:

Statutory fee: (Survey, Deed of Assignment and Development Levy)

2 & 3 Bedroom Apartment	N2,000,000
3 Bedroom Terrace Duplex + BQ	N3,000,000
4 Bedroom Semi - Detached Duplex + BQ	N3,000,000
3 Bedroom Bungalow + BQ	N3,000,000

A default in payment within the specified payment period may result in the following:

- (a). A 20% interest fee on the outstanding amount.
- (b). Upward review of the sale price of the unit.
- (c). Termination of your subscription to purchased unit(s) in event of two (2) successive defaults.

6. TRANSFER OF INTEREST

- (a). Where payment has been completed, transfer of interest in Unit or subscription by a Purchaser shall only be done upon receipt of prior express consent of the Vendor.
- (b). Both buyer and Vendor must complete our Housing Unit Transfer Form after which title documents and a Purchase Agreement will be issued to the new owner (buyer). A non-refundable 5% of the purchase price per unit is payable before the necessary transfer documentations can be made. The transfer fee is subject to review.
- (c). Where a transfer of interest is to be made to a third party, the Purchaser shall bear the cost of procuring new Survey Plans and Title Deeds and any other document required to transfer the interest. The applicable cost shall be determined by the Vendor at the time of notification of intention to transfer

7. SERVICE CHARGES

- (a). Purchasers shall be required to pay service charges for maintaining the common utilities (water, electricity etc.) and areas in the estate. The service charge is currently at N300,000 (Three Hundred Thousand Naira) per annum. The payment for the service charge commences when the units are delivered to the buyer and is subject to review to reflect economic realities.
- (b). A deposit of the estimated service charge for the first years following completion of the Unit (the "Initial Period") shall be made by the Purchaser in addition to the purchase price.
- (c). A final service charge for the Initial Period will be communicated to Purchasers before final Payment of purchase price is made.

8. REVOCATION

- (a). The Vendor shall be at liberty to revoke an allocation or terminate the subscription of the Purchase if the purchaser fails to meet the purchase requirements or adhere to the terms and conditions stated herein.
- (b). In the event of revocation or termination as stated above, the Vendor shall not be liable to make any refund to the existing purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the Unit. For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the purchaser's interest in the Unit.
- (c). Revocation or termination arising as a result of failure of the Purchaser to meet payment obligations shall attract an administrative fee of 20% (twenty percent) of the Purchaser's total deposit.

TERMS AND CONDITIONS

9. CANCELLATION

- (a). Cancellation of the transaction by Purchaser will attract a charge equivalent to 20% (twenty percent) of the purchaser's total deposit.
- (b). The Vendor shall not be liable to make any refund to the existing purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the Unit. For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the purchaser's interest in the unit.

10. MARKETING MATERIALS

The design and renditions are only meant for promotional purposes and has no legal value. The plans, specifications, images and other details are only indicative and subject to the approval of the concerned authorities.

Note: Kindly sign on every pages of the subscription form to ascertain that all terms were read and agreed by you.

Direct payments into our account will only be recognized when we receive evidence of such payment(s) from purchasers or their representatives, and is subject to the execution of the contract of sale, which will contain the detailed terms and conditions of the sale.

The execution of this form does not guarantee the allocation of any building or plot of land within The Pastures to the purchaser.

Subscription and sale are subject to availability and prompt payment of deposit. These terms and conditions are subject to change without notice.

I/We confirm that I/We have read and understand the terms of offer and agree to be bound by the terms.

Purchaser's Signature:

Date:

Purchaser's Name:

FREQUENTLY ASKED QUESTIONS

1. Where is The Pastures situated?

The Pasture by Ecocribs is located at Ogombo Road, Eti-Osa LGA, Lagos.

2. Who is the developer of The Pastures?

EcoCribs Realty Limited. Ecocribs Realty Limited is a real estate company committed to delivering world-class sustainable real estate options to property owners and providing rewarding investment opportunities for investors.

3. What title does The Pastures have?

Certificate of Occupancy (C OF O)

4. Is there any encumbrance on the land?

It is free from every Government known acquisition, interest and claim

5. What form of apartments are at The Pastures?

Two (2) bedrooms Terrace with Maid Room (BQ)

6. What are the facilities available at The Pastures?

- Clean Water
- Constant Electricity
- Eco-friendly Space
- Good Road Network
- Gated & Security

7. What do I get after my initial deposit?

Receipt and contract of sale once payment of initial deposit has been made

8. What are the prices of The Pastures?

Please see attached flyer

9. What do I get after completing all payments?

Once payment is completed, you get the receipts to the effect, and subsequently a Letter of Allocation once the Registered Survey and Deed of Assignment are ready. Physical allocation of the apartment would then occur.

10. What other payments do I need to make apart from the payment on the Apartment/Terrace?

Other payments to be made:

- 5% legal fee
- Annual service charge (300,000)

11. When do I pay the other charges?

The Statutory fee should be paid after the purchase price for the apartment has been completed. The Service Charge will be paid once the purchaser takes possession of the apartment

12. What happens if I don't make payment for 3 consecutive months of the agreed payment period?

5% of the total purchase price shall be added as interest fee on the outstanding balance for every 3 consecutive months the default occurs.

13. Can I pay a deposit and pay the balance any time within the duration of the transaction?

Every Subscriber/Purchaser is expected to pay an initial deposit as specified in the e-flyer. Depending on the payment plan as chosen by the subscriber, he will be expected to pay a particular sum monthly as specified in his/her Contract of Sales Agreement.

14. What other notable landmark surrounds The Pastures?

- Abraham Adesanya
- Conoil Filling Station
- Kilimajaro Restaurant
- Maternal & Child Hospital
- Other notable infrastructures.

15. What is the payment Structure?

See attached flyer for more details or send a mail to ecocribs@gmail.com or info@ecocribs.com

16. If I cannot continue payment of instalment plan, can I get refund?

Yes, in the event of refund request, you will be required to give the company a written notice after which the company will then process the request within a period of 90 days. The amount to be refunded shall be 20% less the amount paid for the apartment (Administrative fee and others).

Please note, a refund shall be processed only if the purchaser has not paid up to 60% of the total purchase price of the Apartment before requesting for a refund.

17. Can I pay cash to your consultants?

No

Note: kindly sign on all the page of the Subscription form and FAQ to ascertain that it was read and agreed by you.