

BIO DATA

Title: _____

Surname: _____

Other Names: _____

Nationality: _____ Country of Residence: _____

Date of Birth: _____ (D D / M M / Y Y Y Y) Sex: _____

Marital Status: Single: ☐ Married: ☐ Others: ☐

Address for Correspondence: _____

City: _____ State: _____ Tel: _____

Permanent Address: (For agreement purposes)

City: _____ State: _____ Country: _____

Next of Kin: _____

Next of kin's address: _____

Means of Identification: International Passport: ☐ Driver's license: ☐ Voters card: ☐ others: ☐

Mobile Number: _____ Alternative Number: _____

Email Address: _____

How did you get to know about URBAN GROVE - AREPO? Salesperson ☐ Tv ☐ Newspaper Ad ☐

Billboard ☐ Social Media ☐ Website ☐ Radio ☐ Others ☐

Do you own any property in Atan, Ota ? Yes ☐ No ☐

If Yes, Project Name & Location: _____

Payment Plan: ☐ Outright (0-3 Months): ☐ Instalment: ☐ 6 Months: ☐

12 Months: ☐ 18 Months: ☐ Number of plot(s): ☐

subscriber's signature: _____

Realtor's Details

Realtor's Name:

Phone Number: Email:

Property Information

Plot Size: 300 SQM ☐ 500 SQM ☐ 600 SQM ☐ 1000 SQM ☐

Total Cost: (amount in word)

Agreement & Undertaking

I/WE.....A SUBSCRIBER TO THE URBAN GROVE - AREPO DO HEREBY ACKNOWLEDGE MY OBLIGATION TO PAY ON A MONTHLY BASIS, ALL INSTALLMENT DUE ON MY PAYMENT PLAN FOR THE LAND I/WE SUBSCRIBED TO. I/WE ALSO ACKNOWLEDGE THE RIGHT OF THE PROMOTERS OF URBAN GROVE - AREPO TO REVOKE ANY LAND DUE TO ME IN THE EVENT THAT I/WE FAIL, REFUSE OR NEGLECT TO PAY FOR THREE (3) CONSECUTIVE MONTHS. I/WE ACKNOWLEDGE THAT IF ANY INFORMATION I/WE SUPPLIED IS FOUND TO BE FALSE, I/WE BE DISQUALIFIED FROM ALLOTMENT. THE PROMOTER SHALL REFUND MY TOTAL PAYMENTS LESS 35%. I/WE HAVE ALSO READ AND UNDERSTOOD ALL THE TERMS AND CONDITIONS HEREIN CONTAINED AND SO AGREE.

In The Presence Of

Name:

Address:

Occupation:

.....
Witness' Signature

.....
Date

KINGDOM REALTIES LIMITED DOES NOT ACCEPT PAYMENTS EITHER BY BANK TRANSFER, DEPOSIT, OR CASH TO ANY REALTOR, CONSULTANT, OR ASSOCIATE OF THE COMPANY AND SHALL NOT BE LIABLE FOR ANY LOSS. ALL PAYMENTS SHOULD BE MADE THROUGH THE DESIGNATED PAYMENT CHANNELS IN FAVOUR OF KINGDOM REALTIES LIMITED

Terms Of Contract

1. This application is made by the subscriber requesting for allotment of the space/square meter as mentioned above.
2. Kingdom Realities Limited reserves the right to allot the unit(s) requested by the subscriber.
3. This application will be processed by Kingdom Realities Limited only after the realization of the minimum initial deposit mentioned above in the payment details. All statutory fees as contained in the agreement as applicable from time to time shall be borne by the subscriber.
4. Subscriber should sign at the bottom of all pages. By signing the form, the subscriber(s) affirm that they know the location of the project and is (are) satisfied with the same. The subscriber(s) also affirm that he/she/they have understood the scheme of investment/development and aware of the details of the project.
5. All plot allocations shall be done on a first come first serve basis on full payment.

subscriber's signature:

6. No refund of any money paid at any stage of transaction except upon 3 monthly default where the promoter refunds at next convenient time less 40%
7. The subscriber(s) further agree that the allotment letter issued by Kingdom Realities Limited is the provisional allotment letter and will be final only after the subscriber(s) execute the sales agreement.
8. The subscriber(s) agrees that no transfer or reassignment will be permitted without the prior approval of Kingdom Realities Limited, except and until the title has been transferred by Kingdom Realities Limited.
9. Kingdom Realities Limited can vary the price of the unsold units at its sole discretion and same will not be applicable to this subscriber.
10. It is the sole responsibility of the subscriber(s) to provide the updated information (if any) to Kingdom Realities Limited from time to time.
11. All the communications sent by Kingdom Realities Limited to the subscriber at the given address above shall be deemed to have been received by the subscriber either by email or by any other form of communication mentioned above. Kingdom Realities Limited shall continue to correspond with the subscriber at the address mentioned in the application unless the change of address is given in writing and such changed address is acknowledged by Kingdom Realities Limited. Any such communication sent by Kingdom Realities Limited for whatever reason is deemed as received by the subscriber(s) and the subscriber(s) agree(s) to abide by the content of such communication.
12. Kingdom Realities Limited has the right to conduct a Know Your Customer (KYC) verification of the subscriber(s) by an authorized employee based on the information provided on this subscription form.
13. Kingdom Realities Limited will not divulge information provided above to any 3rd party except required by law or expressly required by you.
14. This application form is not transferable.
15. Any cash given to any agent or marketer by the purchaser on behalf of the vendor shall be at the purchaser's risk.
16. The subscriber(s) declare that they have read and understood the terms and conditions herein.

BANK:	 Sterling STERLING BANK LTD BANK
ACCOUNT NAME:	KINGDOM REALTIES LIMITED
ACCOUNT NUMBER:	0011840821

subscriber's signature:_____

In Witness whereof the Company has hereunto set her common seal and the subscriber(s) have set his/her/their hands(s) the day and year written below.

Sole/First subscriber

Name:

Signature:

Date:

KINGDOM REALTIES LIMITED

Name:.....

Signature:

Date:

subscriber's signature:.....



FAQ

FREQUENTLY ASKED QUESTION





FAQ

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Q: WHERE IS URBAN GROVE ESTATE LOCATED ?

A: Urban Grove Estate is located with the larger Voera Estate in Arepo.

Q: WHO ARE THE DEVELOPERS OF URBAN GROVE ESTATE ?

A: Kingdom Realities Ltd are the developers of Urban Grove Estate.

Q: WHAT ARE THE SIZES OF PLOTS WITHIN URBAN GROVE ?

A: 300Sqm. And. 600sqm.

Q: ARE THE PRICES OF PLOTS FIXED OR SUBJECT TO CHANGES ?

A: Yes the prices are subject to reviews to reflect the general price spikes of materials for proper delivery

Q: WHAT IS THE TITLE ON THE LAND ?

A: The Land has CofO in process

Q: WOULD THERE BE A DEVELOPMENT LEVY ?

A: Sure there is a development levy for infrastructure provision

Q: WHAT TYPE OF INFRASTRUCTURE WILL THE DEVELOPER PROVIDE ?

A: We will provide the following:
We sandfill all the land preparing it for construction
We will fence and gate the entire Estate.
We will pave all the roads within the Estate
We will provide concrete drainages all over
We will Provide Transformer, electric poles and overhead cables for power.
We will provide Solar powered street lights
We will provide CCTV security surveillance
We will provide recreational facilities for both Children and adults.
We will provide a mini commercial center to serve the Residents.

Q: IS THERE ANY REFUND POLICY IF I CANNOT CONTINUE MY PAYMENT ?

A: Yes there is a refund of your money after 120days of official application. And this will be paid less 40%

Q: IS THERE ANY ENCUMBRANCE ON THE LAND ?

A: There is no known encumbrance on the land not is there any adverse claimant.

Q: WHAT DO I GET UPON COMPLETED PAYMENT ?

A: Receipt of payment, allocation letter, Deed of assignment and survey if you paid for it.

Subscriber's Signature:.....

Q: WHEN WILL MY LAND BE ALLOTTED TO ME ?

A: Physical allocation will be done immediately full and final payment is completed.

Q: IS THERE ANY SURCHARGE FOR CORNER PIECE ?

A: Sure but you will have to discuss with the developer

Q: IS THE ROAD TO URBAN GROVE MOTORABLE ?

A: Yes it is MOTORABLE with all paved road.

Q: IS THERE ANY TIME LIMIT TO COMMENCE BUILDING ON THE LAND ALLOCATED ?

A: Once land is ALLOTTED owners are meant to commence building within 6 months of allotment. Within that period maintaining the land will be charged to the account of the owner.

Q: WOULD THERE BE AN AGREEMENT OR DOCUMENTATION FEE ?

A: No. To encourage subscribers we are giving it for free and taking care of the fee on their behalf.

Q: CAN I RESELL MY PROPERTY ?

A: Yes you can. But upon resale the owner will have to inform the developer via an official letter of proposed transfer to Kingdom Realities Ltd. With a 10% charge to the new owner paid to Kingdom Realities Ltd.

Q: IS THERE ANY REFUND POLICY IF I CANNOT CONTINUE OR IF I DEFAULT FOR 3 CONSECUTIVE MONTHS IN PAYMENT ?

A: Yes there will be refund.....only after minimum 120 days after defaults or official application but less 40% of total payments.

Q: WHAT DO I GET UPON COMPLETED PAYMENT.... ?

A: Fully executed receipt You get registered survey if you have paid for it.

Q: CAN I PAY DEPOSIT FOR ?

A:upon breach of payment of 3 consecutive months

Q: IS THE ROAD TO URBAN GROVE AREPO MOTORABLE ?

A:

Q: WHERE DO I MAKE PAYMENT ?

A: Cash payments/transfer should be deposited into the under listed banks OR you make a bank draft or cheque in favour of:
KINGDOM REALITIES LTD
STERLING BANK LTD
0011840821

Q: What does the Development Fee Cover ?

A: The Development Fee forms part of the all-inclusive payment that covers the costs associated with essential estate improvements. This includes perimeter fencing, construction of the gatehouse, approach beautification, and installation of street lighting along the approach roads. These features ensure the estate is secure and aesthetically pleasing.

Subscriber's Signature:.....

Q: What other facilities or benefits are obtainable in the estate ?

- A:** The Infrastructure Fee is a separate charge determined at the point of the subscriber's readiness to commence construction on the Plot. This fee is subject to periodic reviews and covers the provision of essential infrastructure required for building such as
- i. Construction and maintenance of internal road networks, walkways, and drainage systems.
 - ii. Installation, connection, and maintenance of electrical infrastructure, including streetlights and power lines pre- and post-construction.
 - iii. Provision and maintenance of water supply systems, boreholes, sewage treatment, and waste disposal systems.
 - iv. Installation and management of security infrastructure, such as CCTV and security patrols.
 - v. Waste Management
 - vi. Maintenance of common green spaces, gardens, parks, and general landscaping to enhance the aesthetic appeal of the estate.
 - vii. Development and upkeep of amenities like playgrounds, sports courts, gyms, swimming pools, and clubhouses.
 - viii. Infrastructure for internet services, cable TV, and other communication networks within the estate.
 - ix. Installation and maintenance of fire hydrants, extinguishers, and other fire safety measures payment is due upon the commencement of construction activities.

Q: What other facilities or benefits are obtainable in the estate ?

- A:** Retail Mall || Hotel || Supermarket || Banks || Office Complex || Warehouse || Eatery || Health care Center || Wellness Center || Good Asphalt Road || Ample Parking Space || Underground Electric Cabling || Tech Hub || Company Building || Perimeter fencing || Interlocked Road || Good Drainage System || Dual Carriage Main Road || CCTV Surveillance Camera || Security Gatehouse || Game Center || Cinema || Event Center

Q: Is the road leading to the estate motorable ?

- A:** Yes, the access road is motorable.

Q: Is the price subject to change ?

- A:** Yes, It is. The price changes Once the infrastructure development commences.

Q: What is the payment structure ?

- A:** The payment structure for the estate is as follows:

OUTRIGHT PAYMENT - 22m - 1 - 3mths payment

12mths payment - 3m deposit + 1.9m X 11mths

18mths payment - 3m deposit + 1.29m X 17mths

24 mths payment - 3m deposit + 997k X 23mths

30 mths payment - 3m deposit + 850k X 29mths

* **300sqm** being half the prices stated above

* **CLASSIC:** (without Sandfilling and development) = N15m/600sqm. N7m/300sqm

Subscriber's Signature:.....

Q: Why should I sign on every page of the subscription form ?

A: To ascertain that all the terms have been read and agreed by you.

Q: When can I commence with construction ?

A: Construction can commence once the payment has been fully made and all Building approvals sought/ gotten from relevant/ appropriate Government Authorities.

Please Note: After the initial payment, the remaining balance is meant to be paid monthly. Nonpayment of the monthly instalment as at when due, will be termed as a fundamental breach of the agreement. Which can attract a charge of five per cent (5%) after two (2) consecutive defaults of the monthly instalments, and possible relocation of the plot initially allocated to another portion within the estate, with same specifications. Therefore, the information provided, FAQ and Terms herewith is acceptable and consented by me. I acknowledge reading and receiving a copy of it.

THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH 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 NAME:.....

DATE:.....

SIGNATURE:

Subscriber's Signature:.....

ANTI-MONEY LAUNDERING DECLARATION

Kingdom Realities Limited - Declaration relating to the combat against money laundering (AML) and Combating the Financing of Terrorism (CFT).

I/We, _____ ("the client") (Please insert the natural or corporate name of the Client above).

Hereby confirms that:

The money paid by the Client to **Kingdom Realities Limited** Account is not a proceed of crime.

Both the Client and **Kingdom Realities Limited** are subject to and obliged to comply with all relevant laws, regulations, lawful orders or directives relating to the combat against money laundering (AML) and terrorism financing.

The Client has implemented written procedures and control mechanisms to ensure compliance with anti-money laundering laws and regulations regarding the source of funds for the transactions with **Kingdom Realities Limited**.

The Client shall indemnify **Kingdom Realities Limited** any loss or injury suffered by **Kingdom Realities Limited** or its employee arising from actions of law enforcement agencies including the judiciary.

Signed by the Client or Client's Representative:

Names: _____

Address: _____

Position/Status: _____

Signature: _____

Date: _____