IVORY GROVE

COMMERCIAL PLOTS AND APARTMENTS

ELEKO

SUBSCRIPTION FORM & FREQUENTLY ASKED QUESTIONS (FAQs)

COMMERCIAL PLOTS

IVORY GROVE
COMMERCIAL PLOTS AND APARTMENTS
EIEKO

Biodata

Title : (Dr/Chief/Mr/Mrs/Miss)

Surname

First Name

Other Names

Maiden Name

Date of Birth : DD/MM/YYYY | Sex

Afix Passport Photograph

Country of Citizenship | Country of Residence

Marital Status : Single ☐ Married ☐ Seperated/Divorced ☐ Widowed ☐

Spouse Name

Contact Information

Home Address

LGA | State | Country

Email Address

Alternate Email Address

Home Phone No | Mobile No

Identification

Means of Identification : International Passport ☐ Driver's License ☐

National ID ☐ Voters Card ☐ Others ☐

ID Number | Issue Date | Expiry Date

Place of Issue

*** Please attach a copy of your ID**

Professional Information

Employed ☐ Unemployed ☐ Self Employed ☐

Current Employer

Current Office Address

Current Designation | Department

Work Phone | Work Email Address

Industry/Sector

Organization Type: Limited Liability ☐ Public Coy ☐

Government Services ☐ Others

SIGNATURE

IVORY GROVE
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Next of Kin

Title : (Dr/Chief/Mr/Mrs/Miss)

Surname

First Name

Other Names

Maiden Name

Country of Citizenship | Country of Residence

Date of Birth : DD/MM/YYYY | Sex

Email Address

Alternate Email Address

Home Phone No | Mobile No

Relationship

Other Information

How did you learn about INDIGO | IVORY GROVE | Salesperson ☐ | Newspaper Ad ☐

Website ☐ | Radio ☐ | TV ☐ | Referral ☐ | Billboard ☐

Others Please specify

What Social Media platforms do you use | Facebook ☐ | Twitter ☐

Instagram ☐ | LinkedIn ☐

Others Please specify

Payment Details

Mode of Payment | Outright ☐ | Installment ☐ | No. of Months | 3 mth ☐ | 6 mth ☐ | 12 mth ☐

Payment Instrument | Cheque ☐ | Direct Transfer ☐ | Draft ☐

Others Please specify

Financier | Self ☐ | Mortgage ☐ | Bank ☐ | Sponsor ☐

Others Please specify

Purpose of Purchase | Self use ☐ | Investment ☐

Total Payment | Initial Deposit

Account Name: INDIGO HOMES AND DEVELOPMENTS LIMITED Account Number: 0588020150 Bank: GTBANK

SIGNATURE

Unit Details

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600 Square Meter Plots				
Number of Units				
Unit ID (s)				

400 Square Meter Plots				
Number of Units				
Unit ID (s)				

1/We the undersigned subscriber(s), do hereby declare that the above stated information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from. i/We have gone through the terms and conditions written in this application form and accept the same and which shall ipso-facto be applicable to my/our legal heirs and successors. I/We declare that in case of non-allotment of the applied unit, my/our claim shall be limited only to the extent of amount paid by me/us in relation to this subscription form.

Subscriber

Name

Applicant's Signature

Date

Realtor/Agent's Details

Name | Mobile No

Terms of Contract

1. This application is made by the subscriber requesting for allotment of the unit/plot/square meter as mentioned above.
2. Indigo Homes and Developments Limited reserves the right to allot the unit(s) requested by the subscriber.
3. This application will be processed by Indigo Homes and Developments Limited only after the realization of the minimum initial deposit mentioned above in the payment details. All ancillary fees as contained in the agreement as applicable from time to time shall be borne by the subscriber.
4. A 7.5% VAT is included in the price of each plot.
5. Subscriber should sign at the bottom of all the 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.
6. Any default and/or withdrawal on the part of the purchaser at any stage of the subscription shall lead to forfeiture of the subscription and a refund of all sums paid less 25% and administrative charges of N250,000 (Two hundred and fifty thousand naira only) .
7. The subscriber(s) agree to execute the Sales Agreements for the square meter(s) of space or plot booked, in Indigo Homes and Developments Limited standard format within a period of 7 days from the date of this application In case of a failure to execute the Sales agreement within the prescribed period as above, the subscriber(s) hereby confirm to have accepted the terms and conditions in the agreements.
8. If the subscriber(s) does not execute the Sales Agreement within a period of three months from the date of this application for the booking of the unit(s)/plot(s), then, Indigo Homes and Developments Limited shall at its option be entitled to cancel the unit. In this event, subscriber(s) forfeit 25% of the amount paid for the unit(s)/ plot(s), interest accrued and administrative charges, if any at the time of cancellation. The subscriber(s) shall be liable to pay all taxes, duties and statutory levies of whatsoever nature. The taxes, duties and statutory levies paid by the subscriber(s) cannot be refunded by Indigo Homes and Developments Limited.

SIGNATURE

9. Upon such cancellation, Indigo Homes and Developments Limited is entitled to allot and sell the unit(s)/plot(s) to any other person on such terms and conditions as Indigo Homes and Developments Limited deem fit. Indigo Homes and Developments Limited shall pay the subscriber(s) the balance amount, within 100 days from the date of such cancellation of that plot or unit.`

10. The subscriber(s) further agree that the allotment letter issued by Indigo Homes and Developments Limited is the provisional allotment letter and will be final only after the subscriber(s) execute the Sales Agreement and complete full payment for the said plot of land.

11. Notwithstanding the execution of the sales agreements, the subscriber(s) shall make the payment of the milestone within the time limit specified. In case of any delay or default in the milestone payment as at when due, the subscriber(s) will be given an extra 14 working days to redeem the failed milestone payment. Failure to make payment after the initial 14 working days period will attract up to a 15% penalty fee on the milestone payment due, in which case the subscriber(s) is liable to pay.

12. In case of refund, third party or proxy payment will not be allowed, except in case of death and such refund shall be made to the next of kin.

13. The subscriber(s) agrees that no transfer or reassignment will be permitted without due notification to Indigo Homes and Developments Limited, except and until title has been transferred by Indigo Homes and Developments Limited.

14. Indigo Homes and Developments Limited can vary the price of the unsold units at its sole discretion and same will not be applicable to this subscriber.

15. Indigo Homes and Developments Limited has no control on all the development that may exist or take place in future whatsoever, in the adjoining properties to this project.

16. All fields provided in the subscription form need to be filled completely as it applies to the Subscriber(s).

17. It is the sole responsibility of the subscriber(s) to provide the updated information (if any) to Indigo Homes and Developments Limited from time to time.

18. All the communications sent by Indigo Homes and Developments Limited to the subscriber at the address given above shall be deemed to have been received by the subscriber either by e-mail or by any other form of communication mentioned above. Indigo Homes and Developments 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 Indigo Homes and Developments Limited. Any such communication sent by Indigo Homes and Developments 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.

19. Indigo Homes and Developments 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.

20. Indigo Homes and Developments Limited will not divulge information provided above to any 3rd Party except required by law or expressly required by you.

21. This application form is not transferable.

22. Any cash given to any agent or marketer by the purchaser on behalf of the vendor shall be at the purchaser's risk.

23. The subscriber(s) declare that they have read and understood the terms and conditions herein.

In Witness Where of the developer has hereunto set its common seal and the subscriber(s) has set his/her/ their hand(s) the day and year above written.

Subscriber

Name

Applicant's Signature

Date

Indigo Homes and Developments Limited

Director	Secretary
Director's Signature Date	Secretary's Signature Date

FREQUENTLY ASKED QUESTIONS (FAQ)S

1. WHERE IS IVORY GROVE LOCATED ?

IVORY GROVE is located in Eleko, Ibeju Lekki Local Government Area, Lagos State. It is situated on Eleko Beach Road which is Off the Lekki -Epe Expressway and the access Road to Dangote Refinery

2. WHO IS THE DEVELOPER OF IVORY GROVE ?

The developer of IVORY GROVE is Indigo Homes and Developments Limited.

3. WHAT IS THE TITLE ON IVORY GROVE?

The title on IVORY GROVE is Governor's Consent

4. ARE THERE ANY ENCUMBERANCES ON THE LAND ?

There are no encumbrances on the Land. The land is free from every known government acquisition or interests or adverse claims.

5. WHAT ARE THE PROPERTY TYPES FOR IVORY GROVE ?

The property types for IVORY GROVE are Commercial Plots.

6. WHAT IS THE PLOT SIZE ON IVORY GROVE ?

The plots sizes are 400sqm and 600sqm

7. WHAT IS THE TRANSACTION DYNAMICS ?

a. Submit duly executed Subscription form
b. Make initial payment or complete payment for the land
c. Collect Offer letter, Receipt and Contract of Sale for the Land
d. Collect duly executed Deed of Assignment and Survey Plan
e. Collect Letter of Allocation
f. Physical Allocation of the land

8. WHAT IS THE PRICE FOR THE PLOTS IN IVORY GROVE ?

The prices for the Plots are as follows:

400SQM - N55M
600SQM - N65M
600SQM - N75M Coastal Road Facing

These prices are inclusive of Development Levy and Documentation Fees.

9. IS THERE A FLEXIBLE PAYMENT STRUCTURE ON IVORY GROVE ?

Yes. There is s a flexible payment structure for IVORY GROVE. The various payment plans available are:

PLOT SIZE	OUTRIGHT PRICE	INITIAL DEPOSIT	3 MONTH INSTALMENT	6 MONTH INSTALMENT	12 MONTH INSTALMENT
400SQM	N40,000,000	30%	N56,250,000	N57,500,000	N60,000,000
600SQM	N65,000,000	30%	N66,250,000	N67,500,000	N70,000,000
600SQM COASTAL FACING	N75,000,000	30%	N76,250,000	N77,500,000	N80,000,000
BALANCE SPREAD OVER			2 MONTHS	5 MONTHS	11 MONTHS

SIGNATURE

10. WHAT DOCUMENT WILL I GET AFTER THE INITIAL DEPOSIT ?

You will get a Payment Receipt and Contract of sales agreement. Once payment is concluded, you will get an allocation letter, Registered Survey and a Deed of Assignment.

11. CAN I MAKE PAYMENTS TO YOUR CONSULTANTS ?

No . You cannot make payments to our Consultants. All payments for IVORY GROVE should be made to INDIGO HOMES AND DEVELOPMENTS designated account:
GTBANK - 00588020150

12. CAN I RESELL MY PLOT(S) IN IVORY GROVE ?

Yes. You can resell your plot(s) as long as they are fully paid up for. INDIGO HOMES AND DEVELOPMENTS LIMITED should be notified of such sale transactions. The new buyer will inherit all the assets and liabilities on the plot(s) and their information will be updated in our records.

13. CAN I GET A REFUND IF I CANNOT CONTINUE WITH PAYMENTS OF MY INSTALLMENT PLAN ?

Yes. You can get a refund if you are unable to continue with the installment plan. The refund shall be processed and paid 35% less the amount paid for the plot(s) (Administrative fee and others) . You are required to give the company 100 working days notice to process your refund.

14. WHAT FACILITIES AND AMENITIES ARE AVAILABLE IN IVORY GROVE ?

a. Exclusive community with 24Hr security
b. Solar Street Lights
c. Paved road network
d. Central drainage
e. Beautiful Landscape Environment

15. ARE THERE ANY RESTRICTIONS ON BUILDING TYPE ?

Yes. There are some building restrictions. The estate layout are in zones and you are limited to building houses on each zone based on the specified designs for that zone. All designs and buildings must be approved by INDIGO HOMES AND DEVELOPMENTS LTD and subsequently by the oversight agencies of the Lagos State Government. All designs must also conform to the required setback and space use guidelines of the estate.

16. IS THE ROAD LEADING TO THE ESTATE MOTORABLE ?

Yes. The road is accessible and motorable. The Estate is directly on Eleko Beach Road
The Coastal Road Facing Plots also directly face the Lagos - Calabar Coastal Road under construction

17. WHEN WILL THE DEVELOPMENT FOR THE ESTATE COMMENCE ?

The development of the estate will commence immediately.

SIGNATURE

18. WHAT OTHER PAYMENTS DO I HAVE TO MAKE AFTER PAYING FOR THE LAND ?

There are no other payments to be made. All statutory and Survey Costs are part of the costs
.

19. ARE THE PRICES OF THE PLOTS SUBJECT TO CHANGE ?

Yes. The prices are subject to changes when the development of estate infrastructure commences.

20. WHEN CAN I COMMENCE WITH CONSTRUCTION ?

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

21. ARE THERE ANY CONSEQUENCES FOR DEFAULT IN PAYMENTS ?

Yes. There are consequences for default in installment payments. The payments following the initial deposit are expected to be made monthly. Failure to make such payments on the due dates will be termed as a breach of the sales agreement. We shall give fourteen (14) days to allow late payment of the installment. A late payment will attract a five percent (5%) per annum surcharge on the payment amount. Two (2) consecutive defaults in monthly payments will attract a charge of fifteen percent (15%) and possible reassignment of the initial desired plot to another plot of same specifications within the estate.

22. WHY SHOULD I SIGN ON EVERY PAGE OF THE SUBSCRIPTION FORM ?

You are expected to endorse every page of the FAQs to confirm that all the terms have been read and agreed by you.

I hereby confirm that I have read and understand the contents of the FAQ which are acceptable by me. I acknowledge reading and receiving a copy of it.

Sole/First Subscriber	Second Subscriber
Name	Name
Applicant's Signature Date	Applicant's Signature Date

INDIGO

INDIGO HOMES AND DEVELOPMENTS LIMITED

MAINLAND BUSINESS OFFICE
1 Eric Manuel Crescent, Of Bode Thomas Street
Surulere, Lagos, Nigeria

LEKKI BUSINESS OFFICE
Km 18, Lekki Epe Expressway. Agungi
Lekki, Lagos, Nigeria

+234 (0) 916 267 1523 | +234 (0) 916 236 7382

info@indigodevelopments.com

www.indigodevelopments.com