



Highbridge gardens

 Ibeju-Lekki, Lagos

**SUBSCRIPTION
FORM**

SUBSCRIPTION FORM



Reference Number:

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KINDLY COMPLETE THIS FORM IN BLOCK LETTERS

PERSONAL INFORMATION

Title (Mr/Mrs/Miss): _____ Surname _____ First Name _____ Other Names _____

Title (Mr/Mrs/Miss): _____ Surname _____ First Name _____ Other Names _____

Residential Address: _____

Phone Number (s): _____

Email Address: _____ Date of Birth:

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Nationality: _____ Marital Status: _____

Occupation: _____ Place of Work: _____

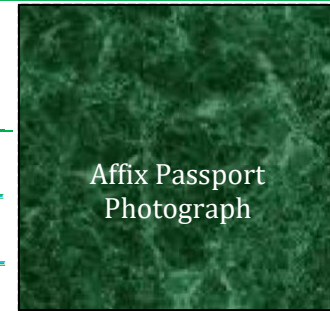
_____ Address (Work/Office): _____

CORPORATE INFORMATION

Corporate Name: _____

Corporate Address: _____

Contact Name: _____



Correspondence Address: _____

Telephone _____ Email: _____

NEXT OF KIN INFORMATION

Name of Next of Kin: _____

Relationship: _____ Phone Number: _____

Address: _____

Date of Birth: DD / MM / YY Email: _____

PROPERTY INFORMATION

Plot Size: 300SQM 600SQM

Type of Plot: Residential Corner Piece Commercial

Preferred Payment Plan: Outright 6 Months 12 Months Number of Plot(s):

How did you hear about us? _____

Reason for Purchase: Investment Property Residential Property Other

REQUIREMENTS & DECLARATION

INDIVIDUAL/PERSONAL FAMILY:

1. Passport Photograph.
2. Identification (Data Page of International Passport, National Identification Card or Driver's License).
3. Proof of Residence (Utility Bill for last 3 months).

COOPERATE PURCHASE:

1. Board Resolution authorizing purchase.
2. Certificate of Incorporation by Corporate Affairs Commission (CAC).
3. Memorandum and Articles of Association certified by CAC.
4. Form CAC 7 (Particulars of Directors).
5. Form CAC 2 (Return of Allotment of Shares).
6. Form CAC 10 (Annual Returns).

I/We further declare that the information given in this Subscription Form is true and correct to the best of my/our knowledge and nothing materials has been concealed.

Date of Subscription: DD / MM / YY

Signature of Application(s) _____

FOR OFFICIAL USE ONLY

Realtor's Name: _____

Realtor's Group: _____

Realtor's Phone Number: _____

Realtor's Email: _____

info@highbridgehomesltd.com (+234) 8152886219, (+234) 8152886220, (+234) 8152886221

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF >>>

Account Name:

HIGHBRIDGE HOMES LIMITED



Account No: **1016546847**



Account No: **0077140903**





TERMS AND CONDITION/ PRE-CONTRACT

Q1. WHERE IS HIGHBRIDGE GARDENS ESTATE?

HIGHBRIDGE GARDENS is located directly behind HFP PAVING STONES & KERBS FACTORY, IBEJU- LEKKI, LAGOS STATE. Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at HIGHBRIDGE HOMES LTD office or with the designated sales representative. Free inspections hold Wednesdays and Saturdays. Take off time is 10AM.

NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

Q2. WHY SHOULD I BUY HIGHBRIDGE GARDENS ESTATE?

HIGHBRIDGE GARDENS enjoys proximity to major government presence & economic investment landmarks like

- *HFP Paving Stones & Kerbs Factory,*
- *PAN Atlantic University,*
- *Eleko Junction,*
- *The Lekki-Epe International Airport,*
- *Eleganza Industrial City*
- *Lekki Free Trade Zone,*
- *Dangote Refinery,*
- *Highbridge Chestnut Estate, etc. guaranteeing high Return on Investment.*

Q3. WHO ARE THE OWNERS/DEVELOPERS OF HIGHBRIDGE GARDENS ESTATE?

HIGHBRIDGE HOMES LTD, multiple award-winning real estate company & winner of the “MOST ENTERPRISING REAL ESTATE COMPANY OF THE YEAR 2022”

Q4. WHAT TYPE OF TITLE DOES HIGHBRIDGE GARDENS ESTATE?

Certificate of Occupancy (CofO). The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

Q5. WHAT PLOT SIZE(S) IS AVAILABLE?

300SQM and 600SQM

Q6. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

PLOT SIZES	0 - 3 MONTHS (OUTRIGHT) PAYMENT PLAN	6 MONTHS PAYMENT PLAN	12 MONTHS PAYMENT PLAN
300SQM	₦10,500,000:00 INITIAL DEPOSIT: ₦3,000,000:00	₦11,550,000:00 INITIAL DEPOSIT: ₦3,000,000:00	₦12,705,000:00 INITIAL DEPOSIT: ₦3,000,000:00
600SQM	₦18,000,000:00 INITIAL DEPOSIT: ₦3,000,000:00	₦19,800,000:00 INITIAL DEPOSIT: ₦3,000,000:00	₦21,780,000:00 INITIAL DEPOSIT: ₦3,000,000:00
COMMERCIAL PLOT (1000SQM)	₦60,000,000:00 INITIAL DEPOSIT: ₦10,000,000:00	₦66,000,000:00 INITIAL DEPOSIT: ₦10,000,000:00	₦72,600,000:00 INITIAL DEPOSIT: ₦10,000,000:00

NOTE

- CORNER PIECE PLOT attracts additional 12.5% of Land Cost.
 - HIGHBRIDGE HOMES LTD reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.
- Non-payment of the monthly installments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result in termination or revocation of the contract/OR attract default charge of 10% of the month payment or 10% of the total balance upon demand, OR 10% of the outstanding payment for every month of default after payment expiration. The company reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

Q7. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q8. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

REGULAR PLOT

- Survey Fee **₦500,000:00/Per Plot**
- Deed of Assignment **₦150,000:00/Per Plot**
- Plot Demarcation **₦90,000:00/Per Plot**
- Developmental Levy **To Be Communicated Later.**

COMMERCIAL PLOT

- Survey Fee, Deed of Assignment & Plot Demarcation **₦2,000,000:00/Per Plot**
- Developmental Levy **To Be Communicated Later.**

Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to **HIGHBRIDGE GARDENS ESTATE** is motorable, and the estate is closely off the Lekki-Epe Expressway, Ibeju Lekki, Lagos State.

Q10. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Once payment for the plot(s) has been made in full (payment for Land, Survey Plan, Deed of Assignment and Plot Demarcation)

Q11. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FURTHER INSTALLMENTS?

- A Letter of Acknowledgement of Subscription.
- An Invoice.
- A Duly Executed Receipt for Initial Deposit; and Installment Payment Receipt(s) for further Installments.
- Contract of Sales.

Q12. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- Completion Payment Receipt.
- Survey Plan
- Deed of Assignment
- Plot Allocation Document

Q13. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Allocation Document would be issued within three (3) months after payment and physical allocation to be done during the annual dry season in order of subscription. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

Q14. WOULD I BE EXPECTED TO MAKE ANY OTHER PAYMENT SUBSEQUENTLY?

Yes, maintenance and security charges.

Q15. WHAT IS MAINTENANCE AND SECURITY CHARGES?

It is a fee paid to the developer at the beginning of every year, for the general maintenance and security of **HIGHBRIDGE GARDENS ESTATE**.

Q16. CAN I PAY CASH TO YOUR AGENT?

We strongly advise that cash payments should only be made to **HIGHBRIDGE HOMES LTD** at its designated Banks. Otherwise, cheque(s)/bank drafts should be issued in favour of **HIGHBRIDGE HOMES LTD**. 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 THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN I GET A REFUND?

Yes, you can apply for refund only if you have not been allocated your plot(s). In the event of a refund, you are required to give the Company 90 days' written/email notice to process your refund request and a further 60 days if the process isn't completed after the first 90 days. The refund shall be processed and paid less 30% (Administrative, Logistics & Agency Fees).

For refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable.

Q18. WHEN CAN I START CONSTRUCTION ON THE LAND?

- A. You can start building on the land after Physical Allocation provided that all payments have been made. Fencing & Gatehouse to be constructed within the first year of introducing the estate and other infrastructure will commence from the 2nd year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscribers and payment of development fees by subscribers.
- B. You confirm that the company reserves the right to review your allocation if you do not develop your plot(s) or show evidence of active possession within 12 months after physical allocation.

Q19. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

Yes, there must be evidence of active possession on your land within 12 months of physical allocation i.e. fencing of plot(s). Where an allocated plot is not fenced within the stipulated timeframe, the Company reserves the right to reallocate the subscriber to another area of the Estate.

Q20. 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 i.e. Bungalow, Block of Flats, Detached Houses (duplex). Note that high-rise buildings will not be permitted. All building design must conform to the required set back & building control of the estate and the government; and such design should be submitted for vetting to the company. You are expected to bear the cost of obtaining relevant building permits with the appropriate agencies of the Lagos State Government before any development on your plot(s).

Q21. CAN I RE-SELL MY PLOT/PROPERTY?

Reselling of your plot can be done either by selling yourself directly or the Company selling on behalf of the Client. The process of resale is as follows:

In whatever circumstance of sale, you are required to send an email notifying the company of your intention to sell, detailing whether you elect to sell directly or through the Company. Emails for this purpose should be sent to sales@highbridgehomesltd.com

- a) For selling directly:
 - All financial obligations to the Company (payment for land, documentation and infrastructure fee) must have been settled. The cost of transaction is borne between parties to the transaction while the Company charges only the new owner a registration fee of 5% of the appreciation value of the property

IN THE PRESENCE OF:

NAME:

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OCCUPATION:

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ADDRESS:

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

PHONE NUMBER:

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SIGNATURE:

