

SUBSCRIPTION FORM



primedevelopmentglobal
info@primedevelopment.org

Prime Hilltop Estate

POKA, (EPE)

(C of O in view)



Introductory price

500SQM
5MILLION

300SQM
3MILLION

www.primedevelopment.org +234 906 110 4658

Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- (a) Final Payment Receipt, Payment Notification Letter, Contract of Sale & Plot Allocation Document which shall be given upon allocation.
- (b) Deed of Assignment & Survey Plan within three (3) months of payment for Q10 (a) & (b), provided that allocation has been done.

Q15. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

- A. You can start building on the land after Physical Allocation. 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 and satisfactory evidence of possession of plots by subscribers.
- B. Please select your proposed timeline for commencing building/development on your plot: ☐ 6 MONTHS ☐ 1 YEAR ☐ 2 YEARS ☐ 3 YEARS.

Q16. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

No, but we advise that there should be evidence of active possession on your land within six months of physical allocation i.e., fencing of plot(s) to enable you protect you interest and avoid encroaching into your boundary by others.

Q17. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

- A. 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 (Commercial or Residential) i.e. Bungalow, Block of Flats, detached houses (duplex). Note "Face-me-I-Face-you" (Tenement Building) and high-rise houses will not be permitted. All building design must conform with Lagos State Urban, and Regional Planning Board.
- B. Please select your proposed or intended type of building: ☐ TERRACE ☐ DUPLEX ☐ OTHERS (SPECIFY).

Q18. CAN I RE-SELL MY PLOT/PROPERTY?

Yes. A subscriber who has paid up on their land can re-sell their plot(s). In that event, Prime Development Global Limited would require you (the seller) to furnish the company with details of the new buyer. Prime Development Global does not sell on behalf of subscribers.

NB: 10% of the land consideration paid by you will be payable by the new buyer directly or through you to the Company for Transfer of Title Documentation.

Q19. CAN I PAY CASH TO YOUR AGENT?

No, we strongly advise that cash payments should only be made to Prime Development Global Limited at its designated Bank Accounts. Otherwise, cheque(s)/bank-drafts should be issued in favour of Prime Development Global Limited. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q20. 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 ninety (90) days' written email notice to process your refund request and a further sixty (60) days if the process isn't completed after the first 90 days. The refund shall be processed and paid less 40% (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 amount.

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED TO BY ME AND I ACKNOWLEDGE RECEIPT OF A COPY OF IT.

NAME SIGNATURE

DATE

NAME _____ SIGNATURE _____

DATE

**If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. Mr. (trading in the name & style of Boulevard Estates)*

Impression of the common seal if subscriber is a company >>>>>>>>>>>>

Subscription form must be signed by two directors or a director & secretary

Where subscriber is a company.

HOW TO MAKE PAYMENT
ALL PAYMENT SHOULD BE MADE
IN FAVOUR OF **PRIME DEVELOPMENT
GLOBAL LIMITED**



1310349863



+2349061104658

follow us:



[primedevelopmentglobal](https://www.primedevelopmentglobal.com)



Q1. WHERE IS BOULEVARD HILLS ESTATE EXTENSION LOCATED?

BOULEVARD HILLS ESTATE EXTENSION is situated at Oko-Aye, Off Araga Road, Poka-Epe, Epe Local Government Area of Lagos State.

Q2. WHY SHOULD I BUY INTO BOULEVARD HILLS ESTATE EXTENSION?

BOULEVARD HILLS ESTATE EXTENSION is situated at a location that enjoys proximity to commercial investment landmarks like the Newly proposed Ibeju-Lekki International Airport, the Atlantic Hall School and the popular Epe Country Club. It is less than 2 minutes' drive to the Lagos Accident and Emergency Rescue Centre, less than 3 minutes' drive to Epe T-junction, shares boundaries with Lagos State Agricultural Training Institute, Government Technical College, less than 6 minutes' drive to Alaro City and Dangote Refinery etc. It is a buy and build property etc., Guaranteeing high Return on Investment (ROI).

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF BOULEVARD HILLS ESTATE EXTENSION?

Prime Development Global Limited Are the OWNERS OF THE BOULEVARD SERIES.

Q4. WHAT TYPE OF TITLE DOES BOULEVARD HILLS ESTATE EXTENSION HAVE??

BOULEVARD HILLS ESTATE EXTENSION is a **REGISTERED SURVEY & DEED OF ASSIGNMENT**, with evidence of Registered Survey lodgment with the Office of the Surveyor General of Lagos State which certifies that the property is free from any form of Government Acquisition. Certificate of Occupancy is in view. The company alongside all subscribers to the estate shall have 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 ARE THE COORDINATES OF BOULEVARD HILLS ESTATE EXTENSION?

604580mE, 732350mN
604526mE, 732438mN

Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND?

No. The land is free from every known government acquisition or interest and any form of adverse claims.

Q7. WHAT PLOT SIZE(S) IS AVAILABLE FOR SUBSCRIPTION?

300SQM and 600SQM.

Q8. WHAT IS THE PAYMENT STRUCTURE PER PLOT SIZE?

- (a) Outright payment (0-3 months)- **N2,250,000-** (300sqm), **N4,500,000-** (600sqm) with a minimum Initial Deposit of **N500,000** for 300sqm and **N1,000,000** for 600sqm.
- (b) 6 months' installment payment- **N2,587,500-** (300sqm), **N5,175,000-** (600sqm) with a minimum Initial Deposit of **N500,000** for 300sqm and **N1,000,000** for 600sqm.
- (c) 12 months' installment payment- **N2,925,000-** (300sqm), **N5,850,000-** (600sqm) with a minimum Initial Deposit of **N500,000** for 300sqm and **N1,000,000** for 600sqm.
- (d) NB: The Company 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.
- (i) Corner-piece plot attracts additional 10% of land cost
- (ii) Commercial plot attracts additional 10% of land cost
- (iii) Corner-piece & Commercial plot attracts additional 20% of land cost.
- (e) 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 5% of the month payment or 5% of the total balance upon demand, OR 5% of the outstanding payment for every month of default after payment expiration. The company reserves the right to review number of plots purchased in the event of payment default.

Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

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

**Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?
(Subject to review within 12-24 months)**

- (a) Deed of Assignment: **N100, 000** (per 300sqm plot) and **N200,000** (per 600sqm plot)
- (b) Survey Plan Fees: **N400,000** (per plot)
- (c) Plot Demarcation: **N50, 000** (per plot)
- (d) Development Fee: **N1,667** (per square meter).

NB: (Development fee covers the following: (1) Drainage construction (2) Transformers and Electrification (3) Tarred or interlocked roads (4) Building of special amenities (5) Landscaping and beautification of the estate. etc.

NB: Subscribers shall pay Survey Plan and Plot Demarcation Fees alongside payment for the Land Cost. This will enable the Company prepare for Plot Allocation exercise and Survey Documents without delay. Failure to make this payment as stated herein will not qualify any subscriber for immediate plot allocation and survey document preparation.

Q11. 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. **Provided that subscribers have paid the complete land cost alongside documentation fees respectively. Subscribers are also advised to make at least 25% of development fees upon communication.**

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Survey Plan and Plot Demarcation fees shall be paid before Physical Allocation.
- (ii) Development fees upon communication should be paid either on installment (over a 12 months' period after physical allocation) or outright basis before or after physical allocation.

Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgement of subscription, receipt of payment for initial deposit; and installment payment receipt(s) for further installments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels | Prime Development Global Limited (face book).