

EDJAYREALTY

REAL ESTATE SUBSCRIPTION FORM IFEDIMMA ESTATE • ISELE MPETIME, OSHIMILINORTH LGA, DELTA STATE

Inform • Consult • Investigate • Recommend • Transact

PROPERTY DETAILS	SUBSCRIPTION TERMS
Estate	Ifedimma Estate
Location	Isele Mpetime, Oshimili North LGA, Delta State
Plot size	464 sqm
Price per plot	■ 1,500,000 — all inclusive
Initial deposit	■ 500,000
Payment plan	3 months, interest-free
Title stated	Deed of Assignment
Access	Motorable roads
Encumbrances Waived	No known encumbrances; property stated to be free from government acquisition
charges	Survey plan fee, documentation fee and plot demarcation fee waived

SECTION A — SUBSCRIBER INFORMATION

Full Name: _____

Name of Spouse (if applicable): _____

Residential Address: _____

City / State / Country: _____

Occupation / Business: _____

Employer / Business Name: _____

Date of Birth: _____ Gender: ■ Male ■ Female

Marital Status: ■ Single ■ Married ■ Other Nationality: _____

Phone / WhatsApp: _____

Email Address: _____

Means of Identification: ■ NIN ■ International Passport ■ Driver's Licence ■ Voter's Card

ID Number: _____

SECTION B — PROPERTY SUBSCRIPTION

Number of plots:	_____	Total consideration:	■ _____
Payment option:	■ Outright ■ 3-Month Plan	Initial deposit:	■ _____
Balance:	■ _____	Preferred plot/location notes:	_____

SECTION C — NEXT OF KIN / EMERGENCY CONTACT

Full Name: _____

Relationship: _____ Phone: _____

Address: _____

SECTION D — REFERRAL / SALES REPRESENTATIVE

Sales Representative: _____

Phone: _____

Lead Source: _____

SECTION E — SUBSCRIBER DECLARATION

I/We hereby apply to subscribe for the plot(s) described in this form at Ifedimma Estate, Isele Mpetime, Oshimili North LGA, Delta State. I/We confirm that the information supplied by me/us is true and correct. I/We understand that this subscription is subject to verification, availability, allocation procedures and the applicable terms issued by the property owner/developer and/or EdjayRealty. I/We agree to make payments according to the agreed payment plan and understand that allocation and documentation are subject to completion of the required transaction and documentation process.

SECTION F — CLIENT DUE-DILIGENCE ACKNOWLEDGEMENT

- I have inspected the property or requested an inspection before proceeding.
- I have had the opportunity to ask questions about the property and documentation.
- I understand that I may obtain independent legal and survey advice before completing the transaction.
- I understand that features described as “in view” are planned/proposed and should be confirmed.
- I understand that the stated title is a Deed of Assignment and that underlying title/document verification should be completed.

IFEDIMMA ESTATE — TERMS & PAYMENT CONDITIONS

1. PROPERTY & LOCATION

Ifedimma Estate is located at Isele Mpetime, Oshimili North LGA, Delta State. The estate offers 464 sqm plots for land banking, investment and future residential use. The supplied location information states approximately 9 minutes from Otulu tarred road and about 18 minutes from the Asaba–Benin Expressway, with motorable access roads. Nearby references include Otulu Junction and Enuani Mega City.

2. TITLE, ENCUMBRANCES & ACQUISITION

The property is represented as having a Deed of Assignment. The property is stated by the seller/developer as having no encumbrances and as being free from government acquisition. These representations should be supported by the relevant title and due-diligence searches before completion.

3. PRICE & INCLUDED / WAIVED CHARGES

The purchase price is ₦1,500,000 per 464 sqm plot and is stated to be all-inclusive. The survey plan fee, documentation fee and plot demarcation fee are waived. No separate charge should be assumed unless communicated in writing.

4. PAYMENT PLAN & DEFAULT

Initial payment is ₦500,000, with the ₦1,000,000 balance payable within 3 months interest-free. Failure to complete payment within the 3-month period attracts an interest charge of 30%, subject to the executed agreement and applicable law.

5. ALLOCATION

Allocation of the subscribed plot is to be completed within 1 month upon completion of the subscriber's payment obligations, subject to the applicable allocation process and availability.

6. REFUND / CANCELLATION

Where a refund is approved and becomes payable, the company will withhold 14% of the amount being refunded as an administrative charge, subject to the applicable agreement and law.

7. DEVELOPMENT LEVY

A development levy, if applicable, will be communicated to subscribers when the area develops and when the relevant levy becomes applicable.

8. PAYMENT & RECEIPTS

Payments should be made only through the officially communicated payment channel of the property owner/developer or authorized transaction account. Obtain an official receipt or payment acknowledgement for every payment.

10. CLIENT SIGN-OFF

Subscriber Name:

Signature:

Date:

EdjayRealty Representative:

Signature:

Date:

Property Owner/Developer Representative:

Signature:

Date:

EDJAYREALTY • Real Estate Brokerage & Property Advisory

WhatsApp/Phone: +234 806 563 8548 • Website: www.edjayrealty.com • Instagram/TikTok: @edjayrealty

Important: This subscription form should be read together with the executed sale/subscription agreement and supporting title/documentation. The subscriber should obtain independent legal and survey advice where appropriate.