



LEKKI AVANA *Signature*

APPLICATION FORM AND FAQ

Elerangbe, Lekki Epe



APPLICATION FORM

BIO DATA

Title: _____

Surname: _____ Other Names: _____

Nationality: _____ Country of Residence: _____

Date of Birth: _____ (DD/MM/YYYY) Sex: _____

Marital Status: Single: _____ Married: _____ Others: _____

Identification Type: Bvn: _____ NIN: _____

Address for Correspondence: _____

City: _____ State: _____ Tel: _____

Email: _____

Permanent Address: (For agreement purposes)

Occupation/Industry: _____

City: _____ State: _____ Country: _____

Means of Identification:

International Passport: _____ Driver's license: _____ Voters card: _____ others: _____

Company Name: _____

Company Address: _____

_____ RC Number: _____

How do you want your name to appear on your documents: _____

subscriber's signature: _____

NEXT OF KIN BIO DATA

Next of Kin: _____

Next of kin's address: _____

Mobile Number: _____ Alternative Number: _____

Email Address: _____

How did you get to know about **LEKKI AVANA SIGNATURE** ?

Salesperson _____ Tv _____ Newspaper Ad _____ Billboard _____ Social Media _____ Website _____

Radio _____ Others _____ Do you own any property with Zylus homes and Property? Yes _____ No _____

If Yes, Project Name & Location: _____

KINDLY CONFIRM TRASACTION PROCESS

Direct To Company :

☐

Payment Plan: _____ Outright (0-3 Months): _____ 6months: _____ 12 Months: _____ Number of Unit(s): _____

REALTOR'S DETAILS:

Realtor's Name: _____

Phone Number: _____

Email: _____ Realtor CID: _____

PROPERTY INFORMATION

300SQM ☐

500SQM ☐

1000SQM ☐

Total Cost: _____ (amount in word)

_____ ₦ _____

AGREEMENT & UNDERTAKING

I/we.....a subscriber to the Lekki Avana Signature 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 rights of the promoters of Lekki Avana Signature to revoke any Land due to me in the event that i/we fail, refuse or neglect to pay for three consecutive Months. I/we acknowledge that if any information i/we supplied is found to be false, i/we be disqualified From allotment. I/we have also read and understood all the terms and conditions and so we agree.

subscriber's signature: _____

IN THE PRESENCE OF

Name: _____ Address: _____

Occupation: _____

Witness' Signature: _____ Date: _____

zylus homes and property 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 zylus homes and property limited.

TERMS OF CONTRACT

1. This application is made by the subscriber (herein referred to as "Purchaser") to Zylus Homes and Property Limited (herein referred to as "Vendor") requesting for allotment of a unit/unit(s) of square meters of land as mentioned above.
2. The Vendor reserves the right to allot the unit(s) requested to the Purchaser.
3. This application will be processed by the Vendor only after the realization of the minimum initial deposit mentioned above in the payment details. All other instalments, statutory fees and other charges as contained in the agreement as applicable from time to time shall be paid by the Purchaser to the Vendor.
4. The Purchaser should sign at the bottom of all pages. By signing the form and this page, the Purchaser(s) affirm(s) that he/she/they are aware of the location and details of the project and is (are) satisfied with the same. The Purchaser(s) further agree(s) to the terms of contract contained herein, the formal contract of sale and structure of investment/development.
5. Physical allocation is done upon 3M, 5M and 7M for 300sqm, 500sqm and 1000sqm respectively. Full possession of plots is done upon full payment of land and other statutory fees
6. No refund of any money paid at any stage of transaction.
7. The Purchaser(s) further agree(s) that the allotment letter issued by Zylus Homes and Property Limited is a provisional allotment letter and will be final only after the Purchaser(s) execute the sales agreement.
8. It is the sole responsibility of the Purchaser(s) to provide their updated information (if any) to Zylus Homes and Property Limited from time to time.
9. The Purchaser(s) agree(s) that no transfer or reassignment of the obligations in this form and contract will be permitted without the prior approval of the Vendor, except and until the title has been fully transferred by the Vendor to the Purchaser.

subscriber's signature: _____

TERMS OF CONTRACT

10. Residents' Association and Estate Management
The Purchaser may form or join a duly constituted Residents' or Landlords' Association within the Estate. However, such Association shall not assume, replace, or interfere with the general management of the Estate, which shall remain vested in the Facility Managers appointed by the Vendor. The Facility Managers may consider recommendations from such Association at their discretion where such recommendations are reasonable and beneficial to the Estate.
11. The Purchaser acknowledges and agrees that any cash or other payment made directly to any agent, marketer, or third party purportedly on behalf of the Purchaser to the Vendor shall be made at the sole risk of the Purchaser. The Vendor shall bear no liability or responsibility for such payments unless expressly acknowledged in writing by the Vendor.
12. In the event that the Purchaser does not execute the formal contract of sale within fourteen (14) days of receipt via e-mail, the Vendor reserves the right to terminate the transaction. Upon termination, the Vendor shall refund the Purchaser any amount paid, minus a 35% administrative fee. The said refund (less 35% administrative fee) will be payable within six (6) months from the date of the refund request.
13. The Purchaser agrees that if this transaction is discontinued or terminated for any reason—whether voluntarily by the Purchaser or otherwise under this Agreement—the Purchaser shall be entitled to a refund of all amounts paid, less a thirty-five percent (35%) administrative charge, payable within six (6) months from the date of the refund request.
14. In the event that the Purchaser does not pay the due installments on time, a 5% interest will be charged on the overdue amount each month. If the default continues for six (6) months, or if the Purchaser misses two consecutive payments, the Purchaser's subscription will be terminated and the Purchaser will receive a refund less thirty-five percent (35%) administrative charges of the total amount paid. The said refund (less 35% administrative fee) will be payable within six (6) months from the date of the refund request.
15. The Purchaser agrees that any refund due under this Agreement shall be made in the same manner and instalment structure in which payments were originally received. Accordingly, if the Purchaser made payments in instalments, the Vendor shall issue the refund in an equivalent number of instalments, less the thirty-five percent (35%) administrative charge. The said refund (less 35% administrative fee) will be payable within six (6) months from the date of the refund request.
16. All communications sent by the Vendor to the Purchaser's given address shall be deemed to have been received by the Purchaser either by email or by any other form of communication mentioned above. The Vendor shall continue to correspond with the Purchaser at the address mentioned in the application unless the change of address is given in writing and such changed address is acknowledged by the Vendor.

subscriber's signature: _____

TERMS OF CONTRACT

17. If any term or provision of this agreement is found by a court or other authority to be invalid, unlawful, or unenforceable, that term or provision shall be treated as removed from the agreement to the extent required. This does not affect the validity or enforceability of the remaining terms, which shall continue in full force and effect.
18. The Vendor has the right to conduct a Know Your Customer (KYC) verification of the Purchaser(s) by an authorized employee based on the information provided on this subscription form.
19. The Vendor will not divulge information provided above to any third party except as required by law or expressly authorized by the Purchaser.
20. This application form is not transferable.
21. The Purchaser(s) herein declare(s) that they have read, understood and agreed to the terms and conditions herein.

BANK:



KEYSTONE BANK

ACCOUNT NAME:

ZYLUS HOMES AND PROPERTY LTD

ACCOUNT NUMBER:

1012423890..... NAIRA

subscriber's signature: _____

F A Q

Frequently
Asked
Question

subscriber's signature: _____

Where is LEKKI AVANA SIGNATURE situated at ?

LEKKI AVANA SIGNATURE is located in a developed environment on the Island at Elerangbe, Lekki-Epe Expressway Ibeju Lekki L.G.A.

What Is The Name Of The Developer Of LEKKI AVANA SIGNATURE ?

The developer of LEKKI AVANA SIGNATURE is Zylus Homes And Property Ltd A Subsidiary Of Zylus Group International.

What Title Is On LEKKI AVANA SIGNATURE ?

Government Allocation.

Are there any encumbrances on the land ?

No, the land is free from every known government acquisition or interest and adverse claims.

What is the size of the plot ?

300SQM, 500SQM AND 1000SQM, RESPECTIVELY.

What is the transaction sequence ?

- Payment for the initial deposit of the land
- Collect offer letter, Receipt and Contract of Sale of Land
- Issuance of Deed of Assignment and Survey Plan
- Issuance of Allocation Letter and Physical Allocation.

Is there any restrictions on building type ?

Yes, the estate layout is in sections, and you are limited to building houses on each section based on the designated designs/ plan for that section. However, all building designs must conform to the required setback of building control of the estate and such design will be approved by the company and Lagos State Government afterwards.

subscriber's signature:_____

What is the payment structure ?

The payment structure for the estate is as follows;

Land Size	Initial Deposit	0 - 6Months	7 - 12Months
300sqm	1Million	16.2Million	18.2Million
Monthly Payment	1Million	2,533,333	1,433,333
500sqm	1Million	27Million	29Million
Monthly Payment	1Million	4,333,333	2,333,333
1000sqm	5Million	65Million	70Million
Monthly Payment	5Million	10,000,000	5,416,667

What is Lekki Avana Signature Price Breakdown ?

300SQM	-----	13,400,000	500SQM	-----	22,500,000
Survey Plan	-----	700,000	Survey Plan	-----	700,000
Legal Fee	-----	300,000	Legal Fee	-----	300,000
Preliminary Dev.fee	-----	1,800,000	Preliminary Dev.fee	-----	3,500,000
TOTAL		<u>16,200,000</u>	TOTAL		<u>27,000,000</u>
1000SQM	-----	56,000,000			
Survey Plan	-----	1,500,000			
Legal Fee	-----	500,000			
Preliminary Dev.fee	-----	7,000,000			
TOTAL		<u>65,000,000</u>			

Can I resell my plot(s) ?

Yes, a subscriber that has fully paid up for his/her plot(s) can resell their land. The buyer will inherit all the assets and liabilities on the plot(s). ZYLUS HOMES AND PROPERTIES would require the seller to furnish the company with details of the buyer.

Can I pay cash to your consultants ?

No! All payments for LEKKI AVANA SIGNATURE should be to ZYLUS HOMES AND PROPERTIES LTD's designated accounts:

BANK: KEYSTONE BANK
 ACCOUNT NAME: ZYLUS HOMES AND PROPERTY
 ACCOUNT NUMBER: 1012423890 NAIRA

What document will I get after initial deposit ?

Offer letter, Receipt of payment and Contract of the sales agreement.

subscriber's signature: _____

What if I default on payment plan duration ?

Incase of default or expired contract, the client will be automatically placed on current payment plan as at the time of review.

Can I pay a deposit and pay the balance any time within the duration of the tenure chosen ?

After the payment of initial deposit, you are expected to pay the balance monthly as non - payment as at when due will be treated as a breach of contract which can either result to termination or revocation of the contract.

When will the development for the estate commence ?

Started Already.

What does the Development Fee cover ?

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.

What other facilities or benefits are obtainable in the estate ?

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.

Is the road leading to the estate motorable ?

Yes, the access road is motorable.

Is the price subject to change ?

Yes, it is. The price changes Once the infrastructure development commences.

subscriber's signature:_____

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

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

How does Lekki Avana Signature Allocate ?

At Lekki Avana Signature, our estate is divided into Four clusters, offering flexibility to suit different needs and timelines:

Cluster 1: Immediate Build - Clients that are ready for immediate construction

Cluster 2: Six-Month Build - Clients that are ready for construction in six months

Cluster 3: One-Year Build - Clients that are ready for construction in one year

Cluster 4: 2-Years Build - Clients that are ready for construction in two years

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.

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.

Therefore, That I Have Read and Understood All the Information Contained Herein and That I Consent To Having Received a Copy of Same.

Subscriber's Name: _____

Signature: _____ Date: _____

subscriber's signature: _____



LEKKI AVANA

Signature

A DEVELOPMENT BY:



A Member of Zylus Group Int'l