



SUBSCRIPTION FORM



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Subscriber 1
Affix Passport

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Please fill this form correctly and clearly in **BLOCK LETTERS** as any mistake due to incorrect filling of this form will attract correction fees. **CLEARLY WRITE OUT YOUR NAME IN THE MANNER IT SHOULD APPEAR IN YOUR DOCUMENT** and attach a recent passport photograph. If more than one subscriber, clearly write out the full names of both subscribers together with recent passport photographs of both subscribers. If subscriber is a business or company, clearly write out the name of the organization in the column designated for name and attach a recent passport photograph of at least two directors in case of a company and fill the registration date as date of birth.

SUBSCRIBER INFORMATION

Title: Mr. ☐ Mrs. ☐ Ms. ☐ Dr. ☐ Miss. ☐ Chief. ☐ Others: ☐ DATE:

DD MM YYYY

SUBSCRIBER 1: NAME

DATE OF BIRTH: GENDER: MALE ☐ FEMALE ☐

DD MM YYYY

MOBILE PHONE: ALTERNATIVE NUMBER:

EMAIL:

SUBSCRIBER 2: NAME

DATE OF BIRTH: GENDER: MALE ☐ FEMALE ☐

DD MM YYYY

MARITAL STATUS: SINGLE ☐ MARRIED ☐ OTHERS ☐

RESIDENTIAL ADDRESS

(If subscriber is purchasing in the name of a business/company, kindly use the registered address of the company/business)

CITY LGA

STATE: POSTAL CODE:

NATIONALITY: COUNTRY OF RESIDENCE:

ALTERNATIVE EMAIL:

CORRESPONDENCE ADDRESS (IF DIFFERENT FROM THE ABOVE)

OCCUPATION:

EMPLOYMENT STATUS:

EMPLOYER:

(If an entrepreneur, please state the registered business name)



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NEXT OF KIN DETAILS

NAME:

ADDRESS:

PHONE NO.:

EMAIL:

RELATIONSHIP:

MEANS OF IDENTIFICATION

INTERNATIONAL PASSPORT: ☐ NATIONAL IDENTITY (NIN): ☐ DRIVER'S LICENSE: ☐

PERMANENT VOTERS CARD: ☐ OTHERS

IDENTIFICATION NUMBER:

PROPERTY INFORMATION

TYPE OF PLOT: RESIDENTIAL ☐ CORNER PLOT ATTRACTS 20% ☐ COMMERCIAL PLOT ATTRACTS 30% ☐

MODE OF PAYMENT: OUTRIGHT ☐ **INSTALLMENT:** 3 MONTHS ☐ 6 MONTHS ☐ 12 MONTHS ☐

PLOT SIZE: 300 ☐ 600 ☐

NUMBER OF PLOTS:

REASON FOR PURCHASE

FOR PERSONAL RESIDENTIAL USE ☐ FOR RESIDUAL INCOME ☐ FOR COMMERCIAL USE ☐
FOR RESALE ☐ FOR LAND BANKING ☐

HOW DID YOU HEAR ABOUT US? SALES AGENT/REFERRAL ☐ BILLBOARD: ☐ WEBSITE: ☐

SOCIAL MEDIA: ☐ OTHERS:

ARE YOU A REPEAT PURCHASER: YES ☐ NO ☐

IF YES, ESTATE NAME:

PAYMENT INFORMATION

OUTRIGHT: 0-3 MONTHS ☐ **INSTALMENT:** 6 MONTHS ☐ 12 MONTHS ☐

PAYMENT INSTRUMENT: CHEQUE ☐ DIRECT TRANSFER ☐

FINANCIER: SELF ☐ MORTGAGE BANK ☐ SPONSOR ☐

OTHERS PLEASE SPECIFY

INITIAL DEPOSIT:



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RELEVANT DOCUMENTS FOR VERIFICATION

INDIVIDUAL

1. Passport photograph 2. Data page of either (International passport, national ID, driver's license, voter's card) 3. Utility bill

CORPORATE

1. Certificate of incorporation (CAC) 2. Form CAC 7 (Particulars of Directors)
3. Passport Photographs of at least 2 Directors

SUBSCRIBERS DECLARATION

I/We _____
a/the subscriber(s) to MAPLEWOODS FORTE do hereby acknowledge my/our obligation to on a monthly basis pay all installment due on my/our payment plan for plot(s) subscribed. I acknowledge the right of the company to revoke, downgrade my plots or review my subscription sum in the event that I/we default, neglect or refuse to pay my/our monthly installments on and as at when due. I acknowledge that all the information provided on this subscription form is/are correct and if any information is found to be false, fraudulent or misleading, I will be disqualified from allotment. I consent to the terms and conditions in this subscription form. I consent that any withdrawal of interest from subscribing to plots of land in this Estate will be entertained if made within three (3) months of subscription and will attract 35% severance fee. I acknowledge that I have read and I understand these terms and conditions and I agree to and consent to be bound by same.

First Subscriber's Name: _____ Signature: _____ Date: _____

Second Subscriber's Name: _____ Signature: _____ Date: _____

CONSULTANT/PARTNER'S/SELLER'S DETAILS

Name

Phone No Email

Address



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FREQUENTLY ASKED QUESTION/TERMS AND AGREEMENT

QUESTION 1: WHO ARE THE OWNERS/DEVELOPERS OF MAPLEWOODS FORTE ESTATE?

Answer: Chateau Royal Real Estate Limited an innovative and forward driven real estate company based in Lagos Nigeria.

QUESTION 2: WHERE IS MAPLEWOODS FORTE ESTATE LOCATED?

Answer: Lepia Town, Ibeju Lekki

QUESTION 3: WHY SHOULD I BUY MAPLEWOODS FORTE ESTATE

Answer: Maplewoods Forte is an extension of a winning property brand widely acclaimed for immediate project development, with a Government Approved Excision, prompt allocation and great returns on Investments. There is absolutely no doubt that the Maplewoods Forte will be a huge delight to investors.

QUESTION 4: WHAT TITLE DOES MAPLEWOODS FORTE HAS ON THE LAND?

Answer: Oju Oluwari Village Excision

QUESTION 5: WHAT'S IS THE SURVEY PLAN NO?

Answer: LS/D/LA 3209

QUESTION 6: ARE THERE ANY ENCUMBRANCES ON THE LAND?

Answer: The land is free from any known government acquisition or interest and adverse claims.

QUESTION 7: CAN I INSPECT THE MAPLEWOODS FORTE ESTATE?

Answer: Yes. Subscribers, intending subscribers, their representatives, agents, proxy and/or family members are encouraged to schedule for and attend a free site inspection organized by the developers and owners of MAPLEWOODS FORTE Estate prior to purchase. Inspection holds weekly on Thursday, Fridays and Saturday by 9:00am.

NOTE: The Property is deemed to have been physically inspected by the Subscriber(s) and/or their representatives, agents, proxy or family members; and the Company shall not be held liable for any claims/liability arising from client's inability/failure to inspect the said property before purchase.

QUESTION 8: WHAT ARE THE AVAILABLE SIZES OF PLOT BEING SOLD?

Answer: 300sqm and 600sqm

QUESTION 9: ARE THERE ANY OTHER PAYMENTS APART FROM THE PRICE OF THE LAND?

Plot	Deed	Survey
1	N200,000	N500,000
2-3	N400,000	N1,000,000
4-5	N600,000	N2,000,000
6-7	N800,000	N2,500,000

Developmental Fee
N800,000 Per Plot

QUESTION 10: WHEN DO I MAKE THE OTHER PAYMENTS?

Answer: Survey, Deed of Assignment and Development fees are part of the Purchase price and should be paid at the time of purchase of the property. Failure of which the Development fee shall be subject to review.

QUESTION 11: ARE THERE ANY EXTRA CHARGE FOR PURCHASE OF COMMERCIAL PLOT(S) AND CORNER PIECE PLOT(S)?

Answer: Yes. Commercial plot attracts 30% surcharge while corner piece plot attracts an additional 20% charge.

QUESTION 12: WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

Answer: A receipt of payment and a contract of sales. A receipt will be issued upon subsequent installment payment.

QUESTION 13: WHAT DO I GET AFTER COMPLETE PAYMENT?

Answer: a) Completion Payment Receipt (b) Deed of Assignment & Survey Plan after allocation c) Estate Covenant and guidelines (to be issued later).



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QUESTION 14: WHEN WILL MY PLOT(S) BE ALLOCATED TO ME?

Answer: Allocation is conducted within six (6) months of full payment for the plot(s), Survey, Deed of Assignment and Development Fees.

QUESTION 15: WHAT DOES THE DEVELOPMENT FEE COVER?

Answer: Perimeter fence, Gatehouse, Construction of Security post, Paved earth road, landscaping and plot mapping only.

QUESTION 16: WHAT IS THE DEVELOPMENT TIMELINE FOR THE ESTATE?

Answer: Development timeline for basic development covered by Development Fee is Six (6) – Months to Thirty-six (36) Months. Provided that if there is a need for an extension of development timeline, the company shall communicate same to subscribers.

QUESTION 17: IS THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

Answer: Yes. The estate layout is divided into two (i.e. Commercial, Residential) sections and you are limited to build houses on each section based on designated use or plan for that section. Only Bungalow, Highbred Apartment and Mansionettes, Terraces, Semidetached or fully detached duplexes and Villas are permitted in the Estate. Note "Face-me-I –Face –you" (Tenement Building) will not be permitted. All building design must conform to the required set back & building control of the estate and such design shall be approved by the Leeds Facility Service and Construction Management and with Lagos State Government afterwards.

QUESTION 18: WHAT HAPPENS IF AFTER SUBSCRIPTION, I CANNOT CONTINUE WITH PAYMENT. CAN I GET A REFUND?

Answer: The refund policies are as follows:

a) A subscriber can request for a refund within 3 months after subscription and the company shall take reasonable steps to process refund within 90 working days' subject to availability of funds. Any refund request after 3 months shall be processed subject to the availability of funds and a 35% severance fee shall apply.

QUESTION 19: CAN I RESELL MY PLOT?

Answer: A subscriber who has completed payment for his plot cannot request for a refund, instead such a subscriber shall resell his/her/their/its plot(s). In the case of a resell;

a) A 10% charge of the difference between the purchase price and the selling price shall be paid to the company for transfer of ownership.

QUESTION 20: CAN I PAY CASH TO YOUR CONSULTANT?

Answer: We strongly advise that all payments should be made to:



1017350599
CHATEAU ROYAL
INVESTMENT LIMITED



0024910443
CHATEAU ROYAL
INVESTMENT LIMITED

We shall not accept any responsibility for any liability that may arise, as a result of deviation from the above instruction.

QUESTION 21: DO YOU HAVE ANY ETHICAL COMMITMENT?

Answer: Yes. Where it is discovered that the purchase of the property or any deposit in fulfilment of a financial obligation under this subscription for and subsequent contract by the Subscriber was made from a proceed of crime or illegal means, the Company shall be obligated to release the details of such transactions to the appropriate authorities and adhere to further directives of the regulatory agency and/or law enforcement when required without recourse to the Subscriber. The Subscriber attests that the funds used in the purchase of the property is not a proceed of crime.

I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTAND THE TERMS OF OFFER AND I/WE ACCEPT/CONSENT TO AND AGREE TO BE BOUND BY THE TERMS.

First Subscriber's Name: _____ **Signature:** _____ **Date:** _____

Second Subscriber's Name: _____ **Signature:** _____ **Date:** _____