

OYO GARDEN



FREEHOLD/SURVEY



MONIYA, IBADAN, OYO-STATE



Creating transgenerational wealth.....

F.A.Q

(Frequently Asked Questions)

Question 1

WHO ARE THE OWNERS/DEVELOPERS OF OYO GARDENS

Answer: ENGRACED REAL ESTATE LIMITED

Question 2

WHERE IS OYO GARDENS LOCATED?

Answer: MONIYA, ISEYIN ROAD, OYO STATE

Question 3

LANDMARKS/NEIGHBORHOODS?

Answer:

- INLAND DRY PORT
- ILUTUNTUN BUSINESS DISTRICT
- OBAFEMI AWOLOWO TRAIN STATION
- IITA IBADAN
- UNIVERSITY OF IBADAN

Question 4

WHAT ARE THE AVAILABLE LAND SIZES?

Answer: **500SQM & 1000sqm**

Question 5

PRICES AND PAYMENT PLAN?

Answer: **500SQM = N1,500,000** **INITIAL DEPOSIT**
1000sqm = N2,900,000 **N500,000**

0 – 6 Months (Interest Free) 7 – 12 Months (N500,000)

NOTE: THIS PRICE IS EXCLUSIVE OF DEVELOPMENT LEVY.
THE PRICE COVERS THE LAND FEE, PROVISIONAL SURVEY, DEED AND
GLOBAL C OF O. DEVELOPMENT LEVY WILL BE REQUESTED FOR IN THE
FUTURE.

Question 6

ARE THE PRICES SUBJECT TO CHANGE?

Answer: **YES. PRICES ARE SUBJECT TO PERIODIC REVIEWS**

F.A.Q

(Frequently Asked Questions)

Question 7

WHAT HAPPENS IF I DO NOT REMIT THE REQUISITE MONTHLY INSTALLMENTS?

Answer: **IN THE EVENT THAT FAILURE TO MAKE THE NECESSARY MONTHLY PAYMENTS AS AT WHEN DUE SHALL ATTRACT AN ADDITIONAL 5% INTEREST ON THE OUTSTANDING SUM PER MONTH**

Question 8

WHAT IF I NEED A CORNER PIECE?

Answer: **20% OFF THE COST**

Question 9

WHAT IS THE LAND TITLE?

Answer: **REGISTERED SURVEY(C OF O IN VIEW)**

Question 10

IS THERE ANY ENCUMBERANCE ON THE LAND?

Answer: **NO, THE LAND IS FREE FROM ANY KNOWN GOVERNMENT ACQUISITION OR INTEREST AND ADVERSE CLAIMS.**

Question 11

WHAT TYPE OF INFRASTRUCTURES WILL THE DEVELOPER PROVIDE?

Answer: **MOTORABLE AND ACCESSIBLE ROAD, RECREATIONAL CENTER, WELL EQUIPED GYM, PERIMETER FENCING, GATE HOUSE, ECO-FRIENDLY FACILITIES AND ELECTRICITY**

Question 12

WHAT DO I GET AFTER COMPLETION OF PAYMENT OF THE LAND?

Answer:

- A DULY EXECUTED RECEIPT OF PURCHASE**
- CONTRACT OF SALE**
- DEED OF ASSIGNMENT**
- COPY OF SURVEY PLAN**
- LETTER OF ALLOCATION (AFTER COMPLETION OF PAYMENT)**

Question 13

CAN I PAY A DEPOSIT AND PAY THE BALANCE ANY TIME WITHIN THE DURATION OF THE TENURE CHOSEN?

Answer: **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 BREACH OF CONTRACT, WHICH CAN EITHER RESULT TO TERMINATION OR REVOCATION OF THE CONTRACT. OR IT WILL ATTRACT ADDITIONAL 10% OF TOTAL PAYMENT ON A MONTHLY BASIS.**

F.A.Q

(Frequently Asked Questions)

Question 14

IS THERE ANY RESTRICTIONS AS TO THE TYPE OF HOUSE I CAN ERECT ON THE LAND?

Answer: YES, YOU ARE EXPECTED TO BUILD RESIDENTIAL HOUSES WITHIN THE AREA SO DESIGNATED FOR SUCH AND COMMERCIAL BUILDINGS FOR AREAS DESIGNATED FOR COMMERCIAL. SHOPS IN RESIDENTIAL HOUSES ARE HOWEVER NOT ALLOWED AND BUILD OF TENEMENT HOUSE TYPE (OTHERWISE KNOWN AS FACE-ME-I-FACE-YOU) ARE NOT PERMITTED IN THE ESTATE

Question 15

WHEN WILL I BE ALLOCATED?

Answer: PHYSICAL ALLOCATION OF PLOT WILL BE GIVEN IMMEDIATELY AFTER COMPLETE PAYMENT

Question 16

ANY RETURN ON INVESTMENT?

Answer: YES, YOU HAVE A GUARANTEE 100% RETURN ON INVESTMENT WITHIN 18-24 MONTHS

Question 17

WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT, DO I GET A REFUND?

Answer: YES, IN THE EVENT OF REFUNDS YOU ARE REQUIRED TO GIVE THE COMPANY 90 DAYS NOTICE TO PROCESS YOUR REFUND. THE REFUND SHALL BE PROCESSED AND PAID 40% LESS THE AMOUNT PAID FOR THE PLOT(S)

Question 18

CAN I RESELL MY PLOT?

Answer: YES, A SUBSCRIBER CAN RESELL HIS OR HER PLOT(S). IN THAT EVENT ENGRACED CHOICE PROPERTIES INVESTMENT LIMITED WOULD REQUIRE YOU (THE SELLER) TO FURNISH THE COMPANY WITH DETAILS OF THE NEW BUYER. ENGRACED REAL ESTATE LIMITED WILL NOT SELL ON BEHALF OF SUBSCRIBERS. 10% OF THE LAND CONSIDERATION WILL BE BY THE PARTIES TO THE COMPANY FOR TRANSFER OF TITLE DOCUMENTATION.

F.A.Q

(Frequently Asked Questions)

Question 19

CAN I PAY TO CONSULTANTS?

Answer: NO! ALL PAYMENT SHOULD BE MADE INTO:
ACCOUNT NAME: ENGRACED REAL ESTATE LIMITED



ACCOUNT NUMBER: 2004570214

ANTI-MONEY LAUNDERING DECLARATION

**ENGRACED REAL ESTATE – DECLARATION RELATING TO THE COMBAT AGAINST MONEY
LAUNDERING (AML) AND COMBATING THE FINANCING OF TERRORISM (CFT).**

**I/WE, _____
("THE CLIENT") (PLEASE INSERT THE NATURAL OR CORPORATE NAME OF THE CLIENT
ABOVE).**

I HEREBY CONFIRM THAT:

**The money paid by the client is not a proceed of crime.
Both the Client and ENGRACED REAL ESTATE ARE subject to obliged and comply with
all relevant laws, regulations, lawful orders or directives relating to the combat
against money laundering (AML) and terrorism financing.
The Client has implemented written procedures and control mechanisms to Ensure
compliance with anti-money laundering laws and regulations regarding the
source of funds for the transactions with ENGRACED CHOICE PROPERTIES.
The Client shall indemnify ENGRACED REAL ESTATE any loss or injury suffered by
ENGRACED REAL ESTATE or it's employee arising from actions of law enforcement
agencies including the judiciary.**

Signed by the Client or Client's Representative:

Name: _____

Address: _____

Position/Status: _____

Signature : _____ Date _____

ACKNOWLEDGEMENT

**I HEREBY CONFIRM THAT I HAVE SEEN THE LAND AND READY TO GO ON WITH
TRANSACTION.THEREFORE, THE INFORMATION PROVIDED,
FAQ AND TERM HERewith IS ACCEPTABLE CONSENTED BY ME.
I ACKNOWLEDGE RECEIVING AND READING A COPY OF IT.**

NAME:

SIGNATURE:

DATE:

SUBSCRIPTION FORM

- **Please read this form carefully before filling**
- **This form should be completed in BLOCK LETTER only**
- Please supply accurate information only(All information supplied will be treated as confidential)
- The passport photo to be attached must be a recent one and reflect the true likeness of the individual applying or the authorising officer of the establishment making the application.
- DDirect enquiries to Engraced Choice Properties . Names will appear on your file as filled on this form.
Any subsequent alteration on the documents will attract the sum of N10,000
- Filling the form without payment of deposit does not creat any obligation between subscribers and the company

PERSONAL DATA:

TITLE

SURNAME

FIRST NAME

OTHER NAME

MAIDEN NAME:

MARITAL STATUS:

NATIONALITY:

DATE OF BIRTH:

CONTACT ADDRESS:

CONTACT ADDRESS:

MAILING ADDRESS:

EMAIL:

MOBILE:

OTHER MOBILE:

VALID MEANS OF IDENTIFICATION:

NATIONAL ID

INT'L PASSPORT

INEC VOTERS CARD

DRIVER'S LICENSE

OTHERS

ISSUE DATE

EXPIRY DATE

ID NO.

PEP(POLYCY EXPOSED PERSON)

SUBSCRIPTION FORM

NEXT OF KIN:

FULL NAME:	RELATIONSHIP:
MOBILE:	EMAIL:

CURRENT EMPLOYMENT DETAILS:

EMPLOYER:	DESIGNATION:
TELEPHONE:	EMAIL:

PURPOSE OF PURCHASE:

RESIDENTIAL ☐ COMMERCIAL ☐ INVESTMENT ☐

NO OF PLOTS

DURATION:

OUTRIGHT (0-6 MONTHS)

7 - 12 MONTHS

AGREEMENT AND UNDERTAKING

I _____ HEREBY
DECLARE THAT ALL INFORMATION PROVIDED ON THIS SUBSCRIPTION FORM FOR THE
PURPOSE OF OBTAINING PROPERTIES AT OYO GARDENS, MONIYA, IBADAN-OYO-STATE
IS VALID, ANY FALSE OR INACCURATE INFORMATION GIVEN BY ME MAY RESULT IN THE
DECLINE OF MY APPLICATION.

APPLICANT'S SIGNATURE

DATE

IN THE PRESENCE OF:

NAME:

ADDRESS:

TELEPHONE:

OCCUPATION:

APPLICANT'S SIGNATURE

DATE

FOR OFFICIAL USE ONLY

CONSULTANT'S NAME:

CONSULTAN'S MOBILE:

CCONSULTAN'S GROUP NAME:

CONSULTANT'S EMAIL