

SUBSCRIPTION FORM



BIO DATA

Title: Mr/Mrs/Ms/Others

Surname:

Other Names:

Date of Birth: Sex:

State of Origin: LGA:

Marital Status: Single Married Others

Affix Passport
Photograph

Residential Address:

Nationality Country of Residence:

Means of Identification: National ID Driver's License

International Passport Voter's Card Others

Tel: Email:

Occupation:

Office Address:

NAME OF NEXT OF KIN

Full Name: Relationship:

Residential Address:

Tel: Email:

CHOICE OF ESTATE:

PAYMENT PLAN: Outright 3Months 6Months

Initial Deposit: *(In Letters)*

Number of Plots:

SALES AGREEMENT AND UNDERTAKING

1. Whereas the Vendor has agreed to sell and the purchaser has agreed to buy Plot(s) of land in Aviance Delta City Estate, Ibusa, Asaba, Delta State, Nigeria.
2. Purchaser who make complete payments shall have plots within Aviance Delta City Estate.

3. INSTALMENT PAYMENTS TERMS:

N500,000(Five Hundred Thousand Naira) initial deposit is required while the balance is paid in equal monthly installments of depending on the chosen payment plan.

4. ANCILLARY FEES:

- a. Development/Infrastructural Fees – The sum of N500,000 (Five Hundred Thousand Naira).
 - b. Survey and Documentation Fee – The sum of N300,000 (Three Hundred Thousand Naira).
5. All Payments shall be made to AVIANCE HOMES AND PROPERTIES LTD.
 6. The Aviance Delta City shall be managed by the Vendor of its nominated assignees.
 7. The Purchaser only have full ownership of the units of plots he/she purchased and shall not assume ownership of any other plot in the estate.
 8. The common areas in the estate shall be owned and managed by the Vendor.
 9. Commercial and corner piece of plot(s) shall attract 25% additional fees.
 10. Upon any default of payment, the Vendor has the capacity to terminate the contract or give two months grace period for payment. Refund or Sale proceeds from sale of the client's land shall be paid to the defaulter less administrative deductions.

TERMINATION

A party may terminate this agreement when any of the following events occurs:

- a. Failure of the purchaser to pay all fees required payable on the unit as at when due and accordance with the terms of the agreement.
- b. Where the purchaser fails to pay the instalment consistently.
- c. Where the purchaser withdraws from the transaction before full payment of all fees without.
- d. Where the Vendor discontinue from the transaction.
- e. Breach of any terms or conditions contained in this agreement.

CLAUSES

- a. Land purchased cannot be used for any religious activity but is strictly for residential purposes.
- b. Commercial activities shall be done in the commercial area of the estate.
- c. The Aviance Delta City Estate is a site and serviced estate, an annual fee and maintenance charges shall be applicable upon delivery of the estate in the near future to cover the cost of security, estate lighting, gardening and general estate maintenance. This fee is going to be reasonable and charge at prevailing rate upon estate delivery.
- d. Land can be held/kept for a reasonable length of years (3 to 8 years) and it is expected to be maintained by the owner after physical allocation.

Subscriber's Signature:

Date:

REALTOR/MARKETER IN CHARGE:

Full Name:

Phone Number:

Email:

Residential Address:

FAQ | LANDS

Aviance
DELTA CITY

FREQUENTLY ASKED QUESTIONS (GENERAL QUESTIONS)

1 Where is AVIANCE DELTA CITY located?

Aviance Delta City Estate is located in the heart of Ibusa, Asaba, Opposite Admiralty University, Ibusa, Asaba, Delta State.

2 What type of infrastructures will the developer provide?

- * Beautiful Gate House
- * Paved Roads
- * Portable Water
- * Excellent Security System
- * Perimeter Fencing & Electricity
- * Green Area
- * Estate Mall
- * Gate House
- * Worship Area

3 Will there be extra charges for corner piece or commercial plots?

Corner piece plots are allocated on availability at the time of request and are sold at 25% more.

4 When will my plots be allocated to me?

Provisional allocation is immediately after initial deposit is being made while Physical allocation is after 100% payment for the following: (1) Cost of land (2) Documentation/legal fee / Survey fee (3) Developmental levy must be paid before construction begins.

5 What do I get immediately after my first payment?

- * Purchase Receipt
- * Acknowledgement Letter
- * Contract of Sale
- * Invoice

6 What documents do I get after full payment?

- * Receipt
- * Letter of Allocation
- * Survey Plan
- * Deed of Assignment

7 Can I start construction on the land now?

Yes. You can start building on the land after payment of all required fees. Physical allocation is done immediately after all payments are completed.

8 Can I resell my plot(s)?

Yes. A Subscriber can resell his/her property. However, a notice for transfer of ownership should be written to and approved by AVIANCE HOMES & PROPERTIES.

PROPERTY SPECIFIC INFORMATION

Aviance

DELTA CITY

ACTUAL PRICE

N1.5M | 500SQM
50ft x 100ft

900K | 300SQM
30ft x 100ft

IBUSA, ASABA
DELTA STATE

FREEHOLD REGISTERED SURVEY
& DEED OF ASSIGNMENT

WHERE'S THE LOCATION?

AVIANCE DELTA CITY Estate is located in the heart of Ibusa, Asaba, Delta State.

IS THE ROAD MOTORABLE?

Yes, the road gives easy access to the property.

INFRASTRUCTURES

Beautiful Gatehouse	24/7 Electricity	CCTV Camera
Potable Water	Recreation Center	Road Network

DOCUMENTATION FEES

500 SQM	300K	300 SQM	200K
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DEVELOPMENT FEES

500 SQM	500K	300 SQM	300K
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9 If I paid outright or installment payments for my plot(s) and I'm no longer interested, can I get a refund?

Yes, but it will be subject to 30% administrative fee after getting another buyer or in case our company buy back the said plot(s).

10 If I was on the instalment payment plan and cannot continue with the payment, can I get a refund?

Yes, you can get a refund of less 30% when the plot is sold.

11 Are there rules guiding what I can and cannot build in the estate?

You can build any building of your choice; however, it must be approved by the management and Delta state Government, and all set back rules must be followed to the letter. All such rules and regulations guiding development in the estate will be given to you after completion of payment for the Land.

12 Can I pay cash to your Agent?

NO. ALL PAYMENTS SHOULD BE MADE TO AVIANCE HOMES & PROPERTIES LTD:

0081779364

1220920545

Cheques should be issued in favor of **AVIANCE HOMES & PROPERTIES ONLY**. We would not accept responsibility for any liability that may arise because of deviation from the above instruction.



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