

# Ruby Three Apartment, Ologolo, Lekki

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# KYC / Subscription Form



# Application Form

Official use only

Reference Number

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## Personal Information

Title: \_\_\_\_\_ Surname: \_\_\_\_\_

First Name: \_\_\_\_\_

Other Names: \_\_\_\_\_

Residential Address: \_\_\_\_\_

Affix Passport  
Photograph

## Personal Information

Title: \_\_\_\_\_ Surname: \_\_\_\_\_

First Name: \_\_\_\_\_

Other Names: \_\_\_\_\_

Residential Address: \_\_\_\_\_

Phone Number(s): . \_\_\_\_\_

Affix Passport  
Photograph

Email Address: \_\_\_\_\_ Date of Birth:     /     /

Nationality: \_\_\_\_\_ Marital Status: \_\_\_\_\_

Occupation/Industry: \_\_\_\_\_ Place of Work: \_\_\_\_\_

Address (Work/Office): \_\_\_\_\_

\_\_\_\_\_

|                          |   |   |
|--------------------------|---|---|
| Means of Identification: | <input type="checkbox"/> National ID Card       | <input type="checkbox"/> International Passport |
|                          | <input type="checkbox"/> Driver's Licence Perm. | <input type="checkbox"/> Voter's Card           |
|                          | <input type="checkbox"/> Identification No.     |   |

## Next of Kin Information

Name of Next of Kin: \_\_\_\_\_

Relationship: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Property Type:  2 Bedroom Apartment

Property Amount:  Naira

Preferred Payment Plan: Outright  Instalment

Others (Specify)

Duration (Months): Outright  6  12  18  Others (Specify)

Number of Unit's Applied:

**Consultant/Realtor:**

Phone Number:  Email:

Residential Address:

**Declaration**

I/We hereby declare that I/We fully understand the terms and conditions regarding this purchase and to fully abide by same.

I/We make this declaration conscientiously believing that all information provided to be true in every particular.

We further declare that the information given in this/the application form is true and correct to the best of my/our knowledge and nothing material has been concealed. All payments should be in favor of **NOVARICK HOMES AND PROPERTIES LIMITED**

Date:

Signature of Applicant(s)

Signature of Applicant(s) **2**

## TERMS AND CONDITIONS

### 1. PROPERTY DESCRIPTION

Ruby Apartments is located at Ologolo, Lekki, Lagos. It is about four minutes drive from Lekki-Epe expressway (it is a few minutes drive to Shoprite Lekki, Lagos Conservation Centre,

South African and Canadian Embassy and other strategic Landmarks and few seconds drive after Osapa London

### 2. SITE INSPECTIONS

Purchasers are advised to inspect the site at RUBY III Apartment, Ologolo Lekki, Lagos State. Appointments for inspection may be made via the Vendor's office located at 28 Daniyan Natalia, Lekki Phase I, Lagos.

Payment by cheques shall only be acknowledged when payments are received in cleared funds by the Vendor. Acknowledgement of payments shall be by email which shall be deemed delivered within 3 hours of sending an email.

### 3. DOCUMENTATION

Documentation for a sale shall comprise of the following:

- (a). Receipt upon payment of the initial deposit
- (b). Legal and documentation will be issued upon full payment of the Apartment

### 4. DESCRIPTION & LAYOUT OF UNITS

The purchaser acknowledges:

(a). That units may not be delivered in accordance with the renditions made in marketing communication materials shown to the purchaser.

(b). Units will be delivered in accordance with the description and layout provided in the Contract of Sale Agreement.

### 5. PRICES AND PAYMENT TERMS

The purchase price for each unit is as detailed in our various marketing materials, with payment

options either in full or in instalment as offered in our marketing materials.

In addition, for the payment of the housing unit, the Subscriber shall pay:

### 6. STATUTORY FEE

Legal & Documentation: N500,000 (Five Hundred Thousand Naira Only)

## TERMS AND CONDITIONS

Power Infrastructure: N700,000 (Seven Hundred Thousand Naira Only)

Default in payment within the specified payment period may result in the following:

- (a). A 20% interest fee on the outstanding amount.
- (b). Upward review of the sale price of the unit.
- (c). Termination of your subscription to the purchased unit(s) in the event of two (2) successive defaults.

### 7. SERVICE CHARGES

(a). Purchasers shall be required to pay service charges for maintaining the common utilities (water, electricity etc.) and maintenance of the property

(b) The payment for the service charge commences when the units are delivered to the buyer and are subject to review to reflect economic realities.

(c). A final service charge for the Initial Period will be communicated to Purchasers before final

Payment of purchase price is made.

### 8. REVOCATION

(a). The Vendor shall be at liberty to revoke an allocation or terminate the subscription of the purchase if the purchaser fails to meet the purchase requirements or adhere to the terms and conditions stated herein.

(b). In the event of revocation or termination as stated above, the Vendor shall not be liable to make any refund to the existing purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the Unit. For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the purchaser's interest in the unit.

(c). Revocation or termination arising as a result of a failure of the Purchaser to meet payment obligations shall attract an administrative fee of 20% (twenty percent) of the Purchaser's total Deposit.

### HOUSE SPECIFICATION:

The house shall contain 12 units of 2 bedrooms serviced apartment.

**Structures:** The building structure will consist of raft foundation, reinforced concrete frame, reinforced concrete floor(s), sand crete block walls and aluminium claddings.

**Windows:** Shall be of Aluminum profile and clear glass panes.

**Roof:** The roof shall be made up of 0.55mm Aluminum long span, roofing sheet.

**Ceiling:** on the ground and first floor shall be screeded slab and gypsum cornice Second Floor ceiling shall be gypsum plasterboards (P.O.P).

## TERMS AND CONDITIONS

**Balconies and Stair rails:** shall have railings made from stainless steel.

**External Doors:** All exterior doors, front and back doors shall be EMEL security doors.

**Internal doors:** All internal doors shall be hardwood panel doors.

**Mechanical and Electrical Fittings:** This shall be strictly conduit, i.e. hidden in the walls.

Provisions shall be made for telephone, intercom and TV antenna points.

**Sanitary wares:** TWYFORD sanitary wares shall be used for all WCs and wash hand basins.

**Kitchen:** Fitted kitchen with cabinets, kitchen sink and tap.

Wardrobe & Cabinets: MDF 1/3 inch, plywood shall be used.

**Floor & Wall Tiling:** Vitrified tiles finishing would be done on floors. Ceramic wall tiling up to 2.1m shall be done for the following spaces; bathrooms, toilets and kitchens.

**Staircases:** The stair railing shall be made of stainless steel.

**Electricity:** The Allottees shall pay Power Infrastructure charge of Seven hundred thousand Naira (N700,000) Connection fees per unit for (Smart Prepaid Meter) before the Allottees can move into the house. Allottees are expected to subscribe to electrical service at their own expense which will be provided by the facility management company, Sellerrand Realty Ltd. All electrical usage will be charged using smart prepaid meters.

**Water:** The facility shall be provided with water, from the individual bore-hole on-site, central water treatment plant, each unit will have water heaters.

**Central Sewage:** Solid waste and water will be properly disposed of into the septic tank and soak away on site.

**Externals:** one coat of PRIMER(undercoat), Two coats of TEXCOAT, and one final coat of EMULSION

PLEASE NOTE: The buyer shall be given possession of the property ONLY after the house has been completed and full payment of the purchase price plus other charges as stated above is made. All allocations are provisional until payment is fully made.

## 10. MARKETING MATERIALS

The design and renditions are only meant for promotional purposes and have no legal value. The plans, specifications, images and other details are only indicative and subject to the approval of the concerned authorities.

Note: Kindly sign on every page of the subscription form to ascertain that all terms were read and agreed by you.

## TERMS AND CONDITIONS

Direct payments into our account will only be recognized when we receive evidence of such payment(s) from purchasers or their representatives and is subject to the execution of the contract of sale, which will contain the detailed terms and conditions of the sale.

The execution of this form does not guarantee the allocation of any building or plot of land within RUBY III Apartments to the purchaser.

Subscription and sale are subject to availability and prompt payment of deposit. These terms and conditions are subject to change without notice.

I/We confirm that I/We have read and understood the terms of the offer and agree to be bound by the terms.

Purchaser's Signature:

Date:

Purchaser's Name:

Purchaser's Signature:2

Date:

Purchaser's Name:

# FREQUENTLY ASKED QUESTIONS

Where is Ruby III Apartments situated?

Ruby III Apartments is located at Ologolo, Lekki, Lagos. It is about four minutes drive from Lekki-Epe expressway (it is a few minutes drive to Shoprite Lekki, Lagos Conservation Centre, South African and Canadian Embassy and other strategic Landmarks and few seconds drive after Osapa London

2. Who is the developer of Ruby III Apartment?

Novarick Homes and Properties Limited; a fast developing and leading player in the Nigerian real estate sector.

3. What title does the Ruby III Apartment have?

Governor's Consent

4. What form of apartments is at Ruby III Apartments? ·

2 Bedroom Apartment(Standard), 2 Bedroom Apartment (Mini)

6. What are the facilities available at Ruby III Apartments? ·

Pre Installed Solar Panels, Inverter, Advanced Security, Smart Metering, Paved Road Network, GYM, Secured Complex, 24 Hours Power Supply

7. What do I get after my initial deposit? You get a receipt once the payment of the initial deposit has been confirmed.

8. What are the prices of Ruby III Apartment?

See attached e-flyer for the prices of the apartment.

9. What do I get after completing all payments?

Once payment is completed, you get the receipts to the effect, and subsequently, contract of sales and loathe legal documents

10. What other payments do I need to make apart from the payment on the Apartment?

Legal & Documentations.

11. When do I pay the other charges? · The Statutory fee should be paid after the purchase price for the apartment has been completed. · The Service Charge will be paid once the purchaser takes

possession of the apartment

12. What happens if I don't make payment for 3 consecutive months of the agreed payment period?

5% of the total purchase price shall be added as an interest fee on the outstanding balance for every 3 consecutive months the default occurs.

13. Can I pay a deposit and pay the balance any time within the duration of the transaction?

Yes, You can

Depending on the payment plan as chosen by the subscriber, he will be expected to pay a particular sum monthly as specified in his/her Contract of Sales Agreement. 1

14. What other notable landmark surrounds the Ruby III Apartment?

·Ruby III Apartments is located at Ologolo, Lekki, Lagos. It is about four minutes drive from Lekki-Epe expressway (it is a few minutes drive to Shoprite Lekki, Lagos Conservation Centre, Southafrican and Canadian Embassy and other strategic Landmarks and few seconds drive after Osapa London

15. What is the payment Structure? See attached e-flyer for more details or send a mail to marketing@novarickhomes.com

16. If I cannot continue payment of the instalment plan, can I get a refund?

Yes, in the event of a refund request, you will be required to give the company a written notice after which the company will then process the request within a period of 90 days.

The amount to be refunded shall be 30% less the amount paid for the apartment (Administrative fee and others). Please note, a refund shall be processed only if the purchaser has not paid up to 60% of the total purchase price of the Apartment before requesting a refund.

17. Can I pay cash to your consultants?

No! All payments should be made to the company account details

BANK NAME: GTBANK BANK (NGN)

ACCOUNT NAME: NOVARICK HOMES AND PROPERTY LIMITED

ACCOUNT NUMBER : 0425869214

*Note: kindly sign on all the pages of the Subscription form and FAQ to ascertain that it was read and agreed by you. Therefore, the information provided, FAQ and terms herewith is acceptable and consented by me. I acknowledge reading and receiving a copy of it*