



IVANA COURT

SUBSCRIPTION FORM & FAQ



REFERENCE NUMBER



APPLICATION FORM

PERSONAL DETAILS

TITLE:

SURNAME

FIRSTNAME

OTHER NAMES

RESIDENTIAL
ADDRESS

PHONE NUMBER

EMAIL

DATE OF
BIRTH

NATIONALITY

MARITAL STATUS

OCCUPATION

PLACE OF WORK

WORK ADDRESS

AFFIX PASSPORT
PHOTO HERE

MEANS OF IDENTIFICATION

NATIONAL IDENTITY CARD ☐

DRIVER'S LICENCE PERM. ☐

INTERNATIONAL PASSPORT ☐

VOTER'S CARD ☐

IDENTIFICATION NO. ☐

NEXT OF KIN INFORMATION

NAME OF NEXT OF KIN

RELATIONSHIP;

PHONE NUMBER

ADDRESS

EMAIL

PROPERTY TYPE

2 BEDROOM APARTMENT

PROPERTY INFORMATION

IVANA COURT is a 2 block comprising 6 units of 2-Bedroom Apartment

INITIAL DEPOSIT: MAKE A DOWN PAYMENT OF 40% TO SECURE A UNIT

DOCUMENTATION FEE COVERING SURVEY AND LEGAL: **2.5 Million Naira only**

3 MONTHS **68 MILLION NAIRA**

6 MONTHS **73 MILLION NAIRA**

NUMBER OF UNITS APPLIED FOR

HOW DID YOU HEAR ABOUT IVANA COURT:

SALESPERSON

NEWSPAPER

BILLBOARD

ONLINE

OTHERS

REFERRAL

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF FINEBRICKS
PROPERTIES & INVESTMENT LTD TO THE FOLLOWING BANK ACCOUNTS:

IMPERIAL HOMES MORTGAGE B.: 0002241910
GTBANK: 0656680103

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.

TERMS AND CONDITIONS

Finebricks Properties & Investment Ltd ("the Vendor") offers for sale in Ivana Court residential units comprising 2 blocks comprising 6 units of 2-bedroom flats located at No.9, Gilbert Odior Street, off Lekki-Epe Expressway, Ajah, Eti-Osa, Lagos State.

PROPERTY DESCRIPTION

Ivana Court is situated within Ajah environs just off the Lekki/Epe Expressway, in the neighborhood of other choice estates and landmarks such as Thomas Estate, Royal Gardens, and Orchid Gardens, Lekki conservation, Ajah Multipurpose Market, Beach Resorts, Dominos Pizza, Coldstone Creamery, Atm Galleries, Shopping malls GIG Logistics, Furniture Square.

PAYMENT

Payment shall be made either by issuing a cheque in favor of the vendor or by a direct electronic transfer by the purchaser into the vendor's account. Any cash given to any agent or marketer by the purchaser on behalf of the vendor shall be at the purchaser's risk.

Purchaser(s) shall be required to pay service charges for maintaining the common utilities (water, electricity... etc.) and areas in the Estate.

LAYOUT OF UNITS

The purchaser acknowledges:

- a. That units will be delivered in accordance with the description and layout provided in the contract of sale;
- b. Requests for alternative allocation will be treated based on the availability of the unit;
- c. 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.

DOCUMENTATION

Documentation for a sale shall comprise the following:

- a. Offer letter and Contract of sale issued upon the payment of initial deposit by the purchaser
- b. Deed of Assignment and Homeowners' Agreement issued upon full payment of purchase price and documentation fee.

ALLOCATION

Allocation of a unit at Ivana Court shall be done after complete payment of the entire sum that is, the purchase price and the documentation fee. The Vendor shall upon the allocation of a home to the purchaser issue an allocation letter representing this Allocation of a home remains subject to clause 3 under this terms and agreement.

In the event of outright payment (inclusive of all ancillary fees), the purchaser shall be entitled to his/her keys and title documents upon completion of the property, which shall be at a time and period to be communicated. Upon receipt of the gross sum payable on the property under the installment payment plan and completion of the unit,

Any request for a preferred location of any unit shall be put in writing but at a premium and subject to availability.

The purchaser(s) shall jointly own the common areas of the apartment block, but common areas of the estate shall be exclusively owned by the vendor.

CONSTRUCTION TIMELINE

Construction of Ivana Court commenced in April, 2023

REVOCATION

- a. The Vendor shall be at liberty to revoke an allocation or terminate the subscription of the Purchaser 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 the 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 the failure of the Purchaser to meet payment obligations shall attract an administrative fee of 30% (thirty percent) of the Purchaser's total deposit.
- d. 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. The execution of this form does not guarantee the allocation of any building or plot of land within Ivana Court 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.

DECLARATION

I/We hereby declare that I/We fully understand the terms and conditions regarding this purchase and are bound by the terms. I/We make this declaration conscientiously believing that all information provided is true in every particular. I accept that any default in my agreed payment terms may either result in the cancellation of subscription, addition of a 5% interest fee and where applicable, a refund of any amount paid with a 30% deduction.

The Construction industry is a dynamic one. Where there is an eventuality of inflation in cost of construction & materials, the developer shall by notice to the subscribers vary cost price to reflect present economic realities at such a time.

SIGNATURE OF APPLICANT

PHONE NO

REALTOR NAME

OFFICIAL USE ONLY

CONSULTANT NAME

PHONE NO

EMAIL

CID NO

FAQ

Q. Where is Ivana Court?

Ivana Court is situated in the unique and serene area of Ajah, within Thomas Estate, off Lekki-Epe Expressway

Q. Who is the developer of Ivana Court?

Finebricks Properties and Investment Limited; a leading player in the Nigerian real estate sector is the developer of Ivana Court.

Q. What title does Ivana Court have?

Certificate of Occupancy (C of O)

Q. Is there any encumbrance on the land?

The land is free from every government known acquisition, interest, and claim

Q. What form of apartments are at Ivana Court?

2 Bedroom apartment

Q. What are the facilities available at Ivana Court?

Surveillance

Security network & patrol

Ample parking space

Q. What do I get after my initial deposit?

You get an offer letter, a receipt and the contract of sales agreement once payment of the initial deposit has been confirmed

Q. What are the prices of Ivana Court?

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6MONTHS

73MILLION NAIRA

Q. What do I get after completing all payments?

Once payment is completed you get the receipts to the effect, and subsequently, a Letter of Allocation once the Registered Survey is ready. Physical allocation of the apartment would then occur

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

Service charge:

The value shall be subsequently communicated to the Purchaser

Q. When do I pay the other charges?

The documentation fee should be paid alongside the purchase price for the apartment. Be informed that there is no separate payment plan for the documentation fee. The document fee is equally as important as the purchase price and must be paid timely

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The Service Charge will be paid once the purchaser takes possession of the apartment

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

Every Subscriber/Purchaser is expected to pay an initial deposit as specified. Depending on the payment plan chosen by the subscriber, he/she will be expected to pay a particular sum monthly as specified in his/she Contract of Sales Agreement.

Q. When do I pay the other charges?

The delivery timeline is 18 months after complete payment.