



# Castle GREEN Courts

## Estate Land Subscription Form

### PERSONAL DATA



**Title:** .....

**Surname:** .....

**Other Names:** .....

**Sex:** ..... **Marital Status:** .....

**Name of Spouse:** .....

**Occupation:** .....

**Employer's Name/ Address:** .....

**Nationality:** ..... **Date of Birth:** .....

**Residential Address:** .....

**Mailing Address:** .....

**Phone No.:** ..... **Email:** .....

### NEXT OF KIN

**Name:** .....

**Address:** .....

**Phone No.:** ..... **Email:** .....

**Type of Plots:** Residential Plots(s)  Commercial Plot(s)   
*(Attracts 25% Surcharge)*

Corner Piece Plot(s)   
*(Attracts 10% Surcharge)* Number of Plots:  Plot Size: .....

**Payment Plans:** Outright (1 – 2 Months)  3 Months  6 Months

**Referral:** ..... **Phone no:** .....

**Email:** ..... **Date:** .....

I..... hereby affirm that all the information provided as a requirement for the allocation of land in Castle GREEN Courts Phase 1 Located at Oko-Egan Alapa Village, via Mopo Akinlade, Behind C.M.-B Pearl Gardens Estate, Sangotedo, Eti-Osa Local Government Area of Lagos State Nigeria is true and any false or inaccurate information given by me, I will be disqualified from allotment. I do hereby acknowledge my obligation to pay on a weekly/ monthly basis, all installments due to my payment plan for the plot(s) I subscribed to. I also acknowledge the right of the promoters of Castle GREEN Courts Phase 1 to revoke any plot(s) due to me in event that I fail. Any withdrawal of my interest on the land paid for will only be entertained within 3months of withdrawal request and will attract a 20% severance and 20% administrative charges respectively. I have read and understood all the terms and conditions herein contained and I so agree.

Subscriber's Name..... Signature..... Date.....



# Castle GREEN Courts PHASE 1

## FREQUENTLY ASKED QUESTIONS

Question : Where Is Castle Green Courts Phase One (1) Located?

**Answer :** Castle Green Courts Phase 1 Is Located Behind the new Shoprite (Novare Mall), off Monastery tarred road, sharing the same fence with C.M.B Pearl Gardens Estate Sangotedo, Eti-Osa Local Government Area Lagos State, Nigeria.

Question : Who is the Developer of Castle Green Courts Phase 1?

**Answer:** Earth & Sands Transnational Ltd.

Question : How Dry Is The Estate Land? Is This Estate Land Ready To Build Now?

**Answer :** Castle Green Courts Phase 1 Land Is a Dry Estate Land and a Buy and Build Now Estate Land.

Question : What type of infrastructure will the developer provide?

**Answer :** Estate Perimeter Fence, Road Network, Street Lights, Security Gate House, Drainage, Gardens & Parks, Electricity, etc.

Question : What is the cost of the development levy fee?

**Answer :** Not yet determined.

Question : Would there be survey fee?

**Answer :** Yes. You are to pay N800,000 PER PLOT for your survey.

Question : Would there be a Documentation fee and allocation fee ?

**Answer :** Yes. The documentation fee is N250,000 PER PLOT and N150,000 Allocation Fee.

Question: When would my plot(s) be allocated to me?

**Answer :** Allocation of plots is done immediately after 100% full payment of land and all required fees paid.

Question : What do I get after completion of payment for land and required fees?

**Answer :** Receipt of payment, Contract Of Sales, Deed Of Assignment, Survey and Allocation Letter.

Question: What is the current title of Castle Green Courts Phase 1?

**Answer :** Global Certificate Of Occupancy ( C of O).

Governor's Consent in process (to be funded by all subscribers as at when due).

Question : Would there be a yearly service charge for all subscribers for the maintenance of Castle Green Courts Phase 1?

**Answer :** Not yet determined.

Question : Can I pay deposit and pay balance anytime within the duration of tenure chosen?

**Answer :** After the payment of the initial deposit, you are expected to pay the balance monthly as at when due.

None payment as at when due would be treated as a fundamental breach of contract which results to 15%

Monthly late charges and possibly relocation of your plot(s).

Question : Can I start constructions/ building now?

**Answer :** You can start building on the land after physical allocation. You are expected to start building/ take

Possession immediately. Failure to build, Fence or make a sense of ownership within 12 months after allocation, your Plots would have to be relocated as immediate development is required in Castle Green Courts development scheme. A sense of ownership on your property once allocated is expected by all subscribers e.g. Fencing and clearing your allocated plots as at when due.

Question : Can I re-sell my plot/ property?

**Answer :** Earth & Sands Transnational Ltd can buy back plots from subscribers who have paid up for their land or assist get a buyer.

A charge of 30% (Agency fee) is deducted from purchase/ selling / current price in both cases.

Except the subscriber gets a buyer without assistance from Earth & Sands Transnational Ltd.

Question : Can I pay to your Agents/ Consultants?

**Answer :** No. All payments should be made in favor of Castle Green. We would not accept any Responsibility for any liability that may arise as a result from deviation from the above instruction.

Question : What is the size per plot?

**Answer :** 600sqm

Question : If I paid outright payment for my plot(s) and am no longer interested, can I get a refund?

**Answer :** Any withdrawal of interest on the land paid for will only be entertained within 3months of withdrawal request and will attract a 20% severance and 20% administrative charges respectively.

(Please, fill and sign column below to indicate you have read and understood the content of this document)

**Subscriber's Name..... Signature..... Date.....**

Website: <https://www.earthandsands.com>

Contact Address: Joy-GOOD Mall, 2nd Floor, Suite B37- B40, Km 27, Lekki- Epe Express way, Opposite Fara Park Estate, Lekki, Lagos.



## **Castle GREEN Courts PHASE 1**

### **Required Fees Per Plot:**

- **Current Price Per Plot = N14M**
- **Applies Only on Outright Purchase.**
- **Development Levy= Not Yet Determined.**
- **Govt. Registered Survey= N800,000**
- **Documentation Fee= N250,000**
- **Allocation Fee= N150,000**

**ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF**

## **CASTLE GREEN**



Account No NGN: 0527930870

Account No USD: 0527930887

Account No EUR: 0527931169

Account No GBP: 0527931152

Subscriber's Name..... Signature..... Date.....

website: <http://www.earthandsands.com>

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**Terms & Conditions Apply**