

# ATLANTIC SANDS MANOR

## ESTATE SUBSCRIPTION FORM



### PERSONAL DATA

**AFFIX  
PASSPORT**

**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**

I..... hereby affirm that all the information provided as a requirement for the allocation of land in Atlantic Sands Manor Located at Odubola - Mopo, Lekki Beach Front, 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 Atlantic Sands Manor 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:**..... **SIGN:** ..... **DATE:**.....

OFFICE ADDRESS: SuiteB37- B40, Joy Good Mall, Opposite Fara Park Estate, Lekki Epe Express Way, Eti- Osa L.G.A, Lagos State

**WEBSITE:** <https://www.earthandsands.com>

# ATLANTIC SANDS MANOR

## FREQUENTLY ASKED QUESTION



Question : Where Is Atlantic Sands Manor Estate Located?

**Answer :** Atlantic Sands Manor Estate Is Located in Odubola – Mopo, Lekki Atlantic ocean front, Eti-osa Local Government Area Lagos State, Nigeria.

With Three (3) access road networks:

\*15 minutes' drive from Ajah bridge, through the Artican beach .

\* 10 minutes' drive or less from lekki epe major express way.

\* 10 minutes' drive from the new shop rite (Novare Mall), monastery road. Sangotedo. (This route is currently on construction)

Question : Who is the Developer of Atlantic Sands Manor Estate ?

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

Question : How Dry Is The Estate Land?

**Answer :** 100% Solid Dry Estate Land.

Question: What is the current title of Atlantic Sands Manor Estate?

**Answer :** **GOVERNMENT APPROVED EXCISION (Co- ordinates: 710183.144mN/ 572539.033mE)**

Question : What type of infrastructure will the developer provide?

**Answer :** Estate Perimeter Fence, Road Network, Street Lights, Security Gate House, Drainage, Gardens & Parks, Electricity, Resort 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 per plot is paid.

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

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

Question : Would there be a yearly service charge for all subscribers for the maintenance of Atlantic Sands Manor Estate?

**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. A sense of ownership on your property once allocated is expected by all subscribers e.g. Fencing and clearing your allocated plot (s) 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 you choose to sell your property yourself.

Question : Can I pay to your Agents/ Consultants?

**Answer :** No. All payments should be made in favor of **ATLANTIC SANDS MANOR**. 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 :** 450sqm

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)

**Subscribers Name**..... **Signature**..... **Date**.....

# ATLANTIC SANDS MANOR

## REQUIRED FEES PER PLOT



- **Current Price (Per Plot of 450SQM) = N9.5M**
- **Price Applies Only on Outright Purchase.**
- **Development Levy= Not Yet Determined.**
- **Govt. Registered Survey= N800,000.00**
- **Documentation Fee: N250,000.00**
- **Allocation Fee= N150,000**

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF

## ATLANTIC SANDS MANOR



**Account No NGN: 0528819347**

**Account No USD: 0528819354**

**Account No EUR: 0528819172**

**Account No GBP: 0528819361**

Subscribers Name: ..... Signature: ..... Date: .....

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

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

Terms & Conditions Apply