



Photon Crest

OROFUN, IBEJU-LEKKI, LAGOS

RESIDENCE | LEISURE | LIFESTYLE



SUBSCRIPTION FORM

A Development by



WESTSPRING
ESTATE LIMITED

Reference Number

Personal Information

Title: Surname:

Other Name:

Residential Address:

.....

.....

Phone Number(s):

Email Address: Date of Birth: day / month

Nationality: Marital Status:

Occupation: Place of Work:

.....

Address (Work/Office):

.....

Means of Identification: National ID Card: International Passport: Driver's Licence: Permanent Voter's Card: Identification No:

Property & Payment Information

Number of Plot(s):

Payment Duration: Outright 6 Months 12 Months

Others (specify):

BANK ACCOUNT DETAILS

BANK:

ACCOUNT NUMBER:

ACCOUNT NAME:

Next of Kin

Name:

Address:

..... Relationship:

Email: Phone Number:

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. I/We further declare that the information given in this application form is true and correct to the best of my/our knowledge and nothing of material use has been concealed. Information found to be false will lead to the disqualification for allotment.

I/We hereby do acknowledge to fulfil all payment obligations to me/us for the number of plot(s) I/We subscribed to. I/We also acknowledge the right of promoters of WEST SPRING ESTATE LIMITED to revoke any plot(s) due to me/us in the event that I/We fail, refuse or neglect to pay for two (2) consecutive months.

I/We also understand that any withdrawal of interest on the land paid for will only be entertained within one (1) week of subscription and payment. Request for refund after one week of subscription and payment will attract an automatic 10% severance and 20% administrative charges respectively.

REVOCATION AND REFUND

- 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 requirement or adhere to the terms and conditions stated therein.
- In the event of the revocation of allocation or termination of subscription as stated above, the Vendor shall refund the purchaser within fourteen (14) days of the revocation or termination to enable the Vendor to process the payment of the refund.
- Revocation or termination arising as a result of failure of the Purchaser to meet payment obligation shall attract an administrative fee of 30% of the Purchaser's total deposit.

I/We have read and understood all the terms and conditions therein and so agree.

.....
NAME OF APPLICANT(S)

.....
SIGNATURE OF APPLICANT(S)

.....
DATE

Witness

Name:

Address:

Occupation: **Phone Number:**

Payment should be made to: **WEST SPRING ESTATE LIMITED**



1014802822



3983229010

HOW DID YOU HEAR ABOUT US?

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For official use only

Realtor's Name:

Realtor's Phone Number:

Realtor's Email:

Frequently Asked Questions

- What is the name and location of the estate?
 - **Ans: The name of the estate is Photon Crest it is located at Orimedu Town, Ibeju Lekki, Lagos**
- Is there any documentation that shows that the land belong to West Spring Estate Limited?
 - **Ans: We have a duly notarized Deed of Purchase from the traditional land owners.**
- Is the land free from government acquisition? ○ **Ans: Yes, our estates are free from government acquisition**
- Will I have issues with omonile or land grabbers?
 - **Ans: NO. Our estate lands are purchased legally from the traditional land owners with duly notarized and registered title documents.**
- What is the title for the estate?
 - **Ans: Photon Crest has Deed of Purchase and Excision.**
- What is the size of a plot of land at Photon Crest
 - **Ans: The standard size for a plot of land is 600sqm. However, we also have plots in different sizes like 300sqm, 450sqm, 500sqm, 700sqm, 800sqm, 900sqm.**
- Can I buy a half plot of Land? ○ **Ans: Yes.**
- Do you give discounts? ○ **Ans: Yes, only on bulk purchase or during sales promotion.**
- What type of Title or Document will I get when I purchase plots of land at Photon Crest
Ans: ○ Duly Executed Purchase Receipt ○ Deed of Assignment ○ Survey Plan ○ Letter of Allocation
- How long does it take to get documents or titles after payment? ○ **Ans: Titles will be provided within a week after payment.**
- How long does it take to get land allocation? ○ **Ans: Allocation comes immediately after all financial obligations have been fulfilled.**
- What other payments do I make apart from the payment for the land?
Ans: ○ Payment for Deed of Assignment (N50,000) ○ Payment for Survey Plan (N350,000) and ○ Payment for the Developmental fee
- What is developmental fee? ○ **Ans: Developmental fee is the fee collected to provide the infrastructures that will be in the estates.**
- What Infrastructure will be provided by the development fee?
Ans: Development fee will be used to provide infrastructures such as:
 - Electricity poles, cables, transformers and extension of electricity to every plots within the estate.
 - Durable and motorable stone paved roads.
 - Drainage System network.
 - Gardens and Green areas.
 - Security materials and personnel.
- When should I pay the Developmental Fee? ○ **Ans: Developmental fee should be paid within 3 months of getting plot allocation.**
- How much is the Development Fee? ○ **Ans: The sum of N500,000 has been fixed as the sum payable for development.**
- How is the developmental fee paid? ○ **Ans: the development fee will be paid according to the number of plots owned.**
- Are there any hidden charges? ○ **Ans: There are no hidden charges.**
- What is the distance to the main road? ○ **Ans: Photon Crest is less than one minutes drive from the Expressway.**
- Is the estate in a developed area? ○ **Ans: The estate is in a developing area**
- Who manages the facilities within the Estate? ○ **Ans: Facilities within Photon Crest will be managed by West Spring Estate Limited, no external management company or resident association of any kind is allowed.**
- Can I purchase properties and also pay for development fee in installments? ○ **Ans: Yes, we have monthly structured payment plans up to three months only.**
- What if I can't meet up with my monthly payment schedule? ○ **Ans: refer to our Terms and Conditions**
- When can I take possession of my land? ○ **Ans: Immediately after development fee has been paid.**
- Will my building plan be approved?
 - **Ans: Yes. Assessment of the building drawings will be done to ensure conformity to the estate building standard before owners' can go for building plan approval.**
- I am no longer interested in keeping my land, can I resell? ○ **Ans: Yes. However, you must do so through our office having obtained necessary approvals from us. Please refer to the terms and conditions**
- Can I get a refund? ○ **Ans: Yes, please refer to our terms and conditions**
- How do I get a refund? ○ **Ans: Refund will be made into the very bank account written on the subscription form.**

Agreement

I/We have read and understood all the terms herewith for subscription to PHOTON CREST and I/We consent to be bound by same

FULL NAME:

SIGNATURE: DATE: