

Royal Gardens Estate

TROJAN ESTATES *in conjunction with*
LAGOS STATE NEW TOWNS DEVELOPMENT AUTHORITY

APPLICATION FOR LAND ALLOCATION AT ROYAL GARDENS ESTATE, AJAH, LAGOS.

Notes:-

1. Please read this form carefully before filling same.
2. This form should be completed in block letters only.
3. Forms that are improperly filled will not be processed.
4. All information supplied will be treated with confidentiality; therefore please submit only TRUE information. Information found to be false will lead to disqualification of the application for allotment.
5. The passport photograph to be attached must be a recent copy and must be a true likeness of the individual applying or that of the authorising officer of the establishment making the application.
6. The cost of this form is N10,000.00 which is non refundable (for multiple purchases from individuals/corporate entities subsequent forms cost N2,000.00).
7. All enquires should be directed to the RGE Help Desk at our offices or at the location where this form is purchased.
8. Forms that are mutilated will not be accepted neither will there be a refund of the fees paid.



Note:

Applicant is required to submit:
Two copies of recent passport size
photographs one of which should be
certified as being a true likeness of the
applicant

1. Name(s) of Subscriber(s)

Surname	First Name	Other Names

2. Home Address

House Number	Street Name	
City	State	Country
Postcode/Zip code (if applicable)		

3a. Name of Employer

3b. Address:

Number	Street Name



City State Country

Postcode/Zip code (if applicable)

3c Occupation: _____ Position Held: _____

3d. Time at Current Job: _____

4. State the RC No. where subscriber is a corporate body: _____

5. Contact Phone(s); Home: () _____
Country Code City Code
Office: () _____
Country Code City Code
Mobile: () _____
Country Code City Code

6. E-mail Address: _____

7. Date of Birth (Optional): _____

8. Marital Status: _____

9. Number of Children: _____

10. Nationality: _____

11. Next of Kin: _____
Name

Address _____

12. Do you own a property in Lagos? Yes No
 Flat Semidetached Detached
 Terraced Landed Property Others

Location _____

Size _____



12a. What size of allotment do you seek

- 660m²
 920m²
 1200m²
 1500m²

(Please note that actual plot sizes allotted may vary marginally from the sizes quoted at point of sale. Prices shall be adjusted if required to reflect the actual size of plot allotted.)

12c. Type of dwelling proposed Flats Terraced Detached

- Semi-Detached
 Others (Please refer to Builder's Guidelines)

13. How soon do you wish to develop your allotment

- Between 3 months & 8 months
 Between 8 months & 16 months
 Between 16 months and 24 months
 Between 24 months and 36 months

(Note: if this application is successful you shall be required to carry out, build and complete development works in strict compliance with the approved building plan within a period not exceeding three years of being let into vacant and physical possession of the allotted Land by Trojan Estates provided that the Purchaser has completed payment in respect of the allotment. Failure to complete the development as aforesaid shall result in a forfeiture of the allotted land and you shall only be entitled to a refund of the deposit paid by you less 50% of the purchase price.)

14. Name(s) to be written on sublease (please indicate in the order you would like it to appear in sublease)

Name

Name

15. Mode of Finance: (a) Self Finance

(b) Finance by Employer

(c) Banks/Financial Institutions through Mortgage

(Name of Financial institution) _____

TERMS AND CONDITIONS

Deposit: You shall on signing and returning this form be required to pay a deposit of 40% or 50% to us as stakeholders.

Completion: The completion of sale and payment of the balance of the purchase price shall take place not later than 9 (nine) months for allottees paying 40% deposit and 12 (twelve) months for allottees paying 50% deposit from date of first payment ("Completion Date")

Failure to complete: If for any reason the payment is not completed on the Completion Date then either

1. Upon receipt of an application from you the Completion Date may be extended by one month subject to your paying and interest of 3% per month on the unpaid balance of the purchase price; or
2. Upon the receipt of an application for refund not later than 3 (three) months from the date of first payment an amount equal to 20% of deposit shall be payable to us and this amount shall be deducted from the deposit paid before the balance of the same is returned to you after re-sale of the land.
3. Upon receipt of an application for refund any time after 3 months from the date of first payment an amount equal to 50% of the deposit shall be payable to us and this amount shall be deducted from the deposit paid before the balance of the same (if any) is returned to you after re-sale of the land.
4. The terms and conditions contained in this application form shall be subject to the terms of the deed of sublease to be executed by your good self. In the event of any conflict between the provisions of this application letter and the deed of sublease the provisions of the deed of sub-lease shall prevail.

DECLARATION

I/We.....representing.....myself/ourselves
 do hereby solemnly and sincerely declare that the information given on this application is true and correct to the best of my /our knowledge, information and belief and I/we hereby undertake to Trojan Estates that any allotment that may be allocated to me/us in response to this application shall be developed maintained and held in accordance with the terms and conditions of Trojan Estates and as contained in the sublease agreement, which are acceptable to me/us.

Signature

Date

Signature

Date

