



**PALMSPRING  
ESTATE PHASE 1**

AFFIX PASSPORT  
PHOTO HERE

Please write your  
full name on the  
reverse side of  
your passport

**PERSONAL DATA**

Title:

Date:

Surname:

First name:

Other names:

**Sex:** Male:  Female:  **Marital Status:** Single:  Married:  Divorced:  Others:

**Nationality:** Nigeria  Foreigner

Date of Birth:

Residential Address:

Email:

Mobile  Mobile 2:

**Identification Type:** National ID  Int'l passport  Voters Card  Driver License

**SUBSCRIPTION:**

Unit:

Amount:

Purpose of Purchase: Buy to Own  Buy to Sell

Mode of Payment: Cheque  Bank Transfer

Duration: 3 Months  6 Months

**Next of kin**

Name:

Address:

Mobile:

Relationship:

**Client Bank Account Information**

Account Number:  Bank:

Account Name:

**How to Apply:** Make Payment into Designated Bank Account

**ACCOUNT NUMBER: 1311391704**

**ACCOUNT NAME: EARTHVISION PROPERTIES LIMITED    BANK NAME: ZENITH BANK**

I, \_\_\_\_\_ have read and agreed to the Terms and Conditions stated therein.

Customer's Signature ..... Date .....

**For Official Use Only**

Reps Name:

Reps Number:

Reps Signature: .....

# TERMS AND CONDITIONS FOR SUBSCRIPTION TO PALMSPRING

Please read these Terms and Conditions carefully before fully subscribing to the Estate by appending your signature.

Your confirmation of subscription by the Company is conditioned on your acceptance of and compliance with these Terms. These Terms apply to all Clients and Successors in title to the said Land. By signing these terms, you agree to be bound by these Terms and Conditions. The terms are as follows:

1. The Land is free from Government acquisition, adverse claim or any form of encumbrance.
2. The legal title to the Land is "Registered Survey and Certificate of Occupancy (C of O) in view"
3. Upon subscription, you are required to fill in your personal contact details (phone number and email) on your subscription form to enable us give necessary information with respect to your property as against going through your representative(s).
4. The Company will not be liable for information not received by you as a result of breach of clause 3 above.
5. The only party recognized by the Company in receiving instructions and execution of documents as regards the property is the Client and in the event where the Client intends to delegate that responsibility to a third party, a written instruction either in a letter form or an official email has to be sent the Company's official email address before such third party can be recognized.
6. The transaction process flow are as follows:
  - Payment for Land/ Statutory Charges.
  - Receipt of Payment and Contract of Sales is issued by the Company.
  - Deed of Agreement is processed and issued to the Client.
  - The Client signs the Deed of Agreement and returns a copy to the Company
  - Office's Issuance of allocation letter after full payment of all consideration sum.
    - Processing and issuance of Survey plan to the Client.
7. The Payment structure for (500sqm) are as follows:
  - Outright Payment – N700, 000
  - Survey and allocation fee-N250, 000
  - Legal Documentation (Deed of Assignment) – N100, 000
  - Development fees N200, 000 (payable before Farm set -up).
1. That all payments will be made through the designated payment channels in favor of EarthVision Properties Limited and under no circumstance shall cash payments be made to any of our officers, agents or staff.

2. Where you are on payment plan after your initial payment, you are expected to pay the balance on monthly basis within the stipulated time frame. Non- payment of the total as at when due will attract penal charge. Prolonged default in payments could lead to termination or revocation of contract.
3. The facilities to be provided by the Company include the following:  
 Perimeter Fencing |Farm Layout |Estate Gate Housing| Earth Road Network| Electricity Connection
8. For PalmSpring Estate the installment payment can only be spread over 3 months and 6 months and the land is earmarked for palm tree farming.
  1. Where you are on a payment plan for an estate, after completing your land payment you are expected to pay the statutory fee within a stipulated time frame. Non-payment of statutory charges as at when due will be regarded as fundamental breach of agreement. Allocation and statutory document will only be given to persons who have fully paid their land and statutory fees.
  2. EarthVision Properties Limited is a developer and manager of the Estate and only EarthVision can subcontract the function of facility management to third party.
  3. Also, all amenities installed in the Estate for public use are owned and managed by EarthVision Properties only.
  4. Termination of the Contract of sale will attract 45% charges to the buyer and EarthVision reserves the right to refund or not.
  5. The Company reserves the right to make changes (where necessary) to these terms and conditions to cater for the ever dynamic nature of the Real Estate Industry.

THEREFORE, THAT I HAVE READ AND UNDERSTOOD ALL THE TERMS HEREWITH AND I AGREE TO BE BOUND BY SAME.

Subscriber's Name: .....

Signature :.....

Date: .....

**Disclaimer:**

The projection for PalmSpring Estate is not an obligation to the landlords, but a projection of what a PalmSPring Landlord can earn yearly with respect to their Palm Tree Farms. The Company shall deliver unto the purchaser and in accordance with the terms of the contract and terms of farm management, any fees or compensation shall be subject to proposals, disclosures of the Company and the contract terms between Parties.

# FAQ



## What is PalmSpring Estate?

PalmSpring Estate is a unique Estate conceived and developed by EarthVision Properties limited.



## Where is PalmSpring Estate Located?

PalmSpring Estate is located at Ajebo, off Lagos-Ibadan Express Way.



## What is the Title of the Land?

Registered Survey and Certificate of Occupancy (C of O) in view.



## Is there any Encumbrance on the Land?

The Land is free from every known encumbrance and no adverse claimant on the Land.



## Can I pay in installments?

Yes, we have 3 Months and 6 Months.



## What is the Security on the Land?

Buyers are issued a Receipt of payment, Contract of Sale and Deeds of assignment within 48 hours of full payment of Land cost and Statutory charges.



## Are there other charges on the Land?

Developmental Levy: N200, 000 (Payable before cultivation commences)

Survey and Allocation: N250, 000

Deed of Assignment: N100, 000



## Who will manage the Palm Tree Farms?

EarthVision has a team of experts in the area of Palm Trees Farming and Palm Oil Processing who are capable of managing the farm on behalf of the buyer.



## What happens when the Palm Trees start fruiting?

When the Palm Trees start fruiting, EarthVison will continue to manage the farm in the area of harvesting, processing and packaging and a management agreement will be reached with the owner to arrive at a management fee for EarthVision.



## Do I get a discount on mass purchase?

Yes, the discount will be determined by the Company.



## Can I pay Cash to your Consultant?

No, we strongly advise that all payments should be made in favor of;  
EARTHVISION PROPERTIES LIMITED  
Account Number: 1311391704  
Bank: ZENITH BANK



## Can I get a refund on Payment?

Yes, Less 45% termination fee. A 3- month period would be allowed to process the payment.



## Do you have any ethical commitment on the property?

Yes, where it is discovered that the purchase or any deposit in fulfilment of a financial obligation under this subscription for and subsequent contract by the Subscriber was made from a proceed of crime or illegal means, the Company shall be obligated to release the details of such transactions to the appropriate authorities and adhere to further directives of the regulatory agency and /or law enforcement when required without recourse to the Subscriber. The Subscriber attests that the funds used in the purchase of the property is not a proceed of crime.



## What happens if I default on my payment plan?

All Payment Plans chosen are signed and agreed by the customers. Hence if any customer defaults on a 0-3 months payment plan, such customer will automatically be upgraded to a 0-6 months payment plan which attracts 10% additional Charges.

THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH IS ACCEPTABLE AND CONSENTED BY ME.

I ACKNOWLEDGE RECEIVING A COPY OF IT. (\*Please read and sign the column below to indicate you have read and understood the content of this document\*)

**Subscriber's Name:** .....

**Signature:** .....



Plot 8, 21 Road, Opposite  
Faith Academy, Gowon Estate