THE
MERIDIANA
KETU EPE

SUBCRIPTION FORM AND

FREQUENTLY ASKED QUESTIONS (FAQs)



THE MERIDIANA
KETU EPE

Biodata

Title : (Dr/Chief/Mr/Mrs/Miss)

Surname

First Name

Other Names | Maiden Name

Date of Birth : DD/MM/YYYY | Sex

Country of Citizenship | Country of Residence

Afix Passport Photograph

Marital Status : Single ☐ Married ☐ Seperated/Divorced ☐ Widowed ☐

Spouse Name

Contact Information

Home Address

LGA | State | Country

Email Address | Alternate Email Address

Home Phone No | Mobile No

Identification

Means of Identification : International Passport ☐ Driver's License ☐

National ID ☐ Voters Card ☐ Others ☐

ID Number | Issue Date | Expiry Date

Place of Issue

*** Please attach a copy of your ID**

Professional Information

Employed ☐ Unemployed ☐ Self Employed ☐

Current Employer

Current Office Address

Current Designation | Department

Work Phone | Work Email Address

Industry/Sector

Organization Type | Limited Liability ☐ | Public Coy ☐

Government Services ☐ | Others

Next of Kin

MERIDIANA
KETU EPE

Title : (Dr/Chief/Mr/Mrs/Miss) | Surname

First Name | Other Names

Maiden Name | **Relationship**

Country of Citizenship | Country of Residence

Date of Birth : DD/MM/YYYY | Sex

Email Address | Alternate Email Address

Home Phone No | Mobile No

SIGNATURE

Other Information

How did you learn about INDIGO | THE MERIDIANA | Salesperson | Newspaper Ad

Website | Radio | TV | Referral | Billboard

Others Please specify

What Social Media platforms do you use | Facebook | Twitter

Instagram | LinkedIn

Others Please specify

Payment Details

Mode of Payment | Outright | Installment | No. of Months | 3 mth | 6 mth | 12 mth

Payment Instrument | Cheque | Direct Transfer | Draft

Others Please specify

Financier | Self | Mortgage | Bank | Sponsor

Others Please specify

Purpose of Purchase | Self use | Investment

Total Payment | Initial Deposit

Account Name: INDIGO HOMES AND DEVELOPMENTS LIMITED Account Number: 0588020150 Bank: GTBANK

Account Name: INDIGO HOMES AND DEVELOPMENTS LIMITED Account Number: 5401158435 Bank: PROVIDUS BANK

Unit Details

600 Square Meter Plots

Number of Units

Unit ID (s)

300 Square Meter Plots

Number of Units

Unit ID (s)

1/We the undersigned subscriber(s), do hereby declare that the above stated information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from. i/We have gone through the terms and conditions written in this application form and accept the same and which shall ipso-facto be applicable to my/our legal heirs and successors. I/We declare that in case of non-allotment of the applied unit, my/our claim shall be limited only to the extent of amount paid by me/us in relation to this subscription form.

1st Subscriber

Name

Applicant's Signature

Date

2nd Subscriber

Name

Applicant's Signature

Date

Realtor/Agent's Details

Name | Mobile No

Email | GOLD COLONY NO.

SIGNATURE

Terms of Contract

1. This application is made by the subscriber requesting for allotment of the unit/plot/square meter as mentioned above.

2. Indigo Homes and Developments Limited reserves the right to allot the unit(s) requested by the subscriber.

3. This application will be processed by Indigo Homes and Developments Limited only after the realization of the minimum initial deposit mentioned above in the payment details. All ancillary fees as contained in the agreement as applicable from time to time shall be borne by the subscriber.

4. A 7.5% VAT is included in the price of each plot.

5. Subscriber should sign at the bottom of all the pages. By signing the form, the subscriber(s) affirm that they know the location of the project and is (are) satisfied with the same. The subscriber(s) also affirm that he/she/they have understood the scheme of investment /development and aware of the details of the project.

6. Any default and/or withdrawal on the part of the purchaser at any stage of the subscription shall lead to forfeiture of the subscription and a refund of all sums paid less 25% and administrative charges of N150,000 (one hundred and fifty thousand naira only) .

7. The subscriber(s) agree to execute the Sales Agreements for the square meter(s) of space or plot booked, in Indigo Homes and Developments Limited standard format within a period of 7 days from the date of this application In case of a failure to execute the Sales agreement within the prescribed period as above, the subscriber(s) hereby confirm to have accepted the terms and conditions in the agreements.

8. If the subscriber(s) does not execute the Sales Agreement within a period of three months from the date of this application for the booking of the unit(s)/plot(s), then, Indigo Homes and Developments Limited shall at its option be entitled to cancel the unit. In this event, subscriber(s) forfeit 25% of the amount paid for the unit(s)/ plot(s), interest accrued and administrative charges, if any at the time of cancellation. The subscriber(s) shall be liable to pay all taxes, duties and statutory levies of whatsoever nature. The taxes, duties and statutory levies paid by the subscriber(s) cannot be refunded by Indigo Homes and Developments Limited.

9. Upon such cancellation, Indigo Homes and Developments Limited is entitled to allot and sell the unit(s)/plot(s) to any other person on such terms and conditions as Indigo Homes and Developments Limited deem fit. Indigo Homes and Developments Limited shall pay the subscriber(s) the balance amount, within 100 days from the date of such cancellation of that plot or unit.`

10. The subscriber(s) further agree that the allotment letter issued by Indigo Homes and Developments Limited is the provisional allotment letter and will be final only after the subscriber(s) execute the Sales Agreement and complete full payment for the said plot of land.

11. Notwithstanding the execution of the sales agreements, the subscriber(s) shall make the payment of the milestone within the time limit specified. In case of any delay or default in the milestone payment as at when due, the subscriber(s) will be given an extra 14 working days to redeem the failed milestone payment. Failure to make payment after the initial 14 working days period will attract up to a 15% penalty fee on the milestone payment due, in which case the subscriber(s) is liable to pay.

12. In case of refund, third party or proxy payment will not be allowed, except in case of death and such refund shall be made to the next of kin.

13. The subscriber(s) agrees that no transfer or reassignment will be permitted without due notification to Indigo Homes and Developments Limited, except and until title has been transferred by Indigo Homes and Developments Limited.

14. Indigo Homes and Developments Limited can vary the price of the unsold units at its sole discretion and same will not be applicable to this subscriber.

15. Indigo Homes and Developments Limited has no control on all the development that may exist or take place in future whatsoever, in the adjoining properties to this project.

16. All fields provided in the subscription form need to be filled completely as it applies to the Subscriber(s).

17. It is the sole responsibility of the subscriber(s) to provide the updated information (if any) to Indigo Homes and Developments Limited from time to time.

18. All the communications sent by Indigo Homes and Developments Limited to the subscriber at the address given above shall be deemed to have been received by the subscriber either by e-mail or by any other form of communication mentioned above. Indigo Homes and Developments Limited shall continue to correspond with the subscriber at the address mentioned in the application unless the change of address is given in writing and such changed address is acknowledged by Indigo Homes and Developments Limited. Any such communication sent by Indigo Homes and Developments Limited for whatever reason, is deemed as received by the subscriber(s) and the subscriber(s) agree(s) to abide by the content of such communication.

19. Indigo Homes and Developments Limited has the right to conduct a Know Your Customer (KYC) verification of the subscriber(s) by an authorized employee based on the information provided on this subscription form.

20. Indigo Homes and Developments Limited will not divulge information provided above to any 3rd Party except required by law or expressly required by you.

SIGNATURE

21. This application form is not transferable.

22. Any cash given to any agent or marketer by the purchaser on behalf of the vendor shall be at the purchaser's risk.

23. The subscriber(s) declare that they have read and understood the terms and conditions herein.

In Witness Where of the developer has hereunto set its common seal and the subscriber(s) has set his/her/ their hand(s) the day and year above written.

First Subscriber	Second Subscriber
Name	Name
Applicant's Signature Date	Applicant's Signature Date

Indigo Homes and Developments Limited

Director	Secretary
Director's Signature Date	Secretary's Signature Date

FREQUENTLY ASKED QUESTIONS (FAQ)S

1. WHERE IS MERIDIANA LOCATED ?

THE MERIDIANA is located in Ketu, Epe, Epe Local Government Area, Lagos State.
It is situated on Epe - Ijebu Ode expressway axis.

2. WHO IS THE DEVELOPER OF THE MERIDIANA ?

The developer of THE MERIDIANA is Indigo Homes and Developments Limited.

3. WHAT IS THE TITLE ON THE MERIDIANA ?

The title on MERIDIANA is Freehold and Registered Survey

4. ARE THERE ANY ENCUMBERANCES ON THE LAND ?

There are no encumbrances on the Land. The land is free from every known government

5. WHAT ARE THE PROPERTY TYPES FOR THE MERIDIANA ?

The property types for THE MERIDIANA are Residential Plots.

6. WHAT IS THE PLOT SIZE ON THE MERIDIANA ?

The plots sizes are 300sqm and 600sqm

7. WHAT IS THE TRANSACTION DYNAMICS ?

a. Submit duly executed Subscription form
b. Make initial payment or complete payment for the land
c. Collect Offer letter, Receipt and Contract of Sale for the Land
d. Collect duly executed Deed of Assignment and Survey Plan
e. Collect Letter of Allocation
f. Physical Allocation of the land

8. WHAT IS THE PRICE FOR THE PLOTS IN THE MERIDIANA ?

The prices for the Plots are as follows:

300SQM - N5,000,000
600SQM - N9,000,000

These prices are exclusive of Development Levy and Documentation Fee but inclusive of 7.5% VAT.

9. IS THERE A FLEXIBLE PAYMENT STRUCTURE ON MERIDIANA ?

Yes. There is s a flexible payment structure for MERIDIANA. The various payment plans available are:

PLOT SIZE	OUTRIGHT PRICE	INITIAL DEPOSIT	3 MONTH INSTALMENT	6 MONTH INSTALMENT	12 MONTH INSTALMENT
300SQM	N9,000,000	30%	N9,100,000	N9,200,000	N9,400,000
600SQM	N15,000,000	30%	N15,100,000	N15,200,000	N15,400,000
BALANCE SPREAD OVER			2 MONTHS	5 MONTHS	11 MONTHS

SIGNATURE

10. IS THERE ANY EXTRA COST REQUIRED TO HAVE A CORNER PIECE PLOT ?

Yes. Corner piece plots attract an additional 15% surcharge.

11. WHAT DOCUMENT WILL I GET AFTER THE INITIAL DEPOSIT ?

You will get an Offer letter, Receipt of payment and Contract of sales agreement.

12. CAN I MAKE PAYMENTS TO YOUR CONSULTANTS ?

No . You cannot make payments to our Consultants. All payments for THE MERIDIANA should be made to INDIGO HOMES AND DEVELOPMENTS designated account: GTBANK - 0588020150

13. CAN I RESELL MY PLOT(S) IN THE MERIDIANA ?

Yes. You can resell your plot(s) as long as they are fully paid up for. INDIGO HOMES AND DEVELOPMENTS LIMITED should be notified of such sale transactions. The new buyer will inherit all the assets and liabilities on the plot(s) and their information will be updated in our records.

14. CAN I GET A REFUND IF I CANNOT CONTINUE WITH PAYMENTS OF MY INSTALLMENT PLAN

Yes. You can get a refund if you are unable to continue with the installment plan. The refund shall be processed and paid 35% less the amount paid for the plot(s) (Administrative fee and others). You are required to give the company 100 working days notice to process your refund.

15. WHAT FACILITIES AND AMENITIES ARE AVAILABLE IN THE MERIDIANA ?

a. Gated community with 24Hr security
b. Green relaxation spaces
c. Paved road network
d. Central drainage and Waste management
e. Solar street lights
f. Beautiful landscape environment

16. ARE THERE ANY RESTRICTIONS ON BUILDING TYPE ?

Yes. There are some building restrictions. The estate layout are in zones and you are limited to building houses on each zone based on the specified designs for that zone. All designs and buildings must be approved by INDIGO HOMES AND DEVELOPMENTS LTD and subsequently by the oversight agencies of the Lagos State Government. All designs must also conform to the required setback and space use guidelines of the estate.

17. IS THE ROAD LEADING TO THE ESTATE MOTORABLE ?

Yes. The road is accessible and motorable.

18. WHEN WILL THE DEVELOPMENT FOR THE ESTATE COMMENCE ?

The development of the estate will commence immediately.

19. WHAT OTHER PAYMENTS DO I HAVE TO MAKE AFTER PAYING FOR THE LAND ?

The other payments are the Development Fees and Documentation Fees. These costs are not are not included in the price of the land.

20. WHAT IS THE DEVELOPMENT FEE ?

The development fee is the sum you pay to for the development of the Facilities and Amenities in the Estate. it is currently set at N5,000,000 for the 600SQM plot and N3,000,000 for the 300SQM plot. These prices are subject to changes in line with prevailing economic realities

21. WHAT IS THE DOCUMENTATION FEE ?

The documentation fee is N1,000,000 and includes the Registered Survey fee, Agreement fee and Allocation fee. N700,000 for the Registered Survey and N200,000 for the Agreement fee. N100,000 for the Allocation Fee.

22. WHEN CAN I PAY THE DEVELOPMENT LEVY AND DOCUMENTATION FEE ?

You can pay the development Levy at any time. You are however expected to complete the payment before starting your building project. Note it is advisable to pay the development fee arly as prices are dependent on economic realties and may change periodically and this change will apply to both old and new subscribers who have not paid.

23. ARE THE PRICES OF THE PLOTS SUBJECT TO CHANGE ?

Yes. The prices are subject to changes when the development of estate infrastructure commences

SIGNATURE

24. WHEN CAN I COMMENCE WITH CONSTRUCTION ?

Construction can commence once the payment has been fully made and all building approvals sought / gotten from relevant / appropriate Government Authorities.

25. WHAT IS THE EXPECTED RECURRENT SERVICE CHARGE AT THE MERIDIANA ?

Purchasers shall be required to pay service charges for the maintenance of the common facilities and utilities in the estate. The service charge is currently set at N12,000 (Twelve Thousand Naira) per month. The payment for the service charge commences when the Purchaser completes the construction on their plot. The service charge is subject to change in line with prevailing economic realities. There is also a security charge on all undeveloped plots and this starts after one year of completing the purchase. The security charge is set at N3,000 per month.

26. ARE THERE ANY CONSEQUENCES FOR DEFAULT IN PAYMENTS ?

Yes. There are consequences for default in installment payments. The payments following the initial deposit are expected to be made monthly. Failure to make such payments on the due dates will be termed as a breach of the sales agreement. We shall give fourteen (14) days to allow late payment of the installment. A late payment will attract a five percent (15%) surcharge late payment of the installment. A late payment will attract a five percent (15%) surcharge on the payment payment amount. Two (2) consecutive defaults in monthly payments will attract a charge of twenty five percent (25%) and possible reassignment of the initial desired plot to another plot of same specifications within the estate.

27. WHY SHOULD I SIGN ON EVERY PAGE OF THE SUBSCRIPTION FORM ?

You are expected to endorse every page of the FAQs to confirm that all the terms have been read and agreed by you.

I hereby confirm that I have read and understand the contents of the FAQ which are acceptable by me. I acknowledge reading and receiving a copy of it.

Sole/First Subscriber	Second Subscriber
Name	Name
Applicant's Signature Date	Applicant's Signature Date

INDIGO

INDIGO HOMES AND DEVELOPMENTS LIMITED

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