

# BOD PROPERTIES NIGERIA LIMITED

## REAL ESTATE CONSULTANTS

### APPLICATION FORM [N2, 000] NON REFUNDABLE

AFFIX

A PASSPORT  
PHOTOGRAPH

#### INSTRUCTIONS:

1. PLEASE READ THE FORM CAREFULLY BEFORE FILLING IT.
2. THIS FORM SHOULD BE FILLED IN BLOCK LETTERS ONLY.
3. ALL INFORMATION PROVIDED WILL BE TREATED WITH CONFIDENTIALITY.
4. THE PASSPORT PHOTOGRAPH ATTACHED MUST BE A RECENT COPY AND BE A LIKENESS OF THE APPLICANT.
5. ALL ENQUIRIES SHOULD BE DIRECTED TO BOD PROPERTIES NIGERIA LIMITED AT OUR OFFICE ADDRESS.
6. NAMES WILL APPEAR ON YOUR TITLE DOCUMENTS AS FILLED ON THIS FORM. ANY SUBSEQUENT ALTERATION ON YOUR DOCUMENTS WILL ATTRACT THE SUM OF N50, 000.

#### PERSONAL DATA

TITLE: (Chief/Dr/Pastor/Mr/Mrs/Rev,Etc) SURNAME: .....

FIRST NAME: ..... OTHER NAME(S): .....

GENDER: MALE ( ) FEMALE ( ) E-MAIL: .....

WEDDING DATE: ..... DATE OF BIRTH: .....

MOBILE NUMBER: .....

RESIDENTIAL ADDRESS: .....

.....

PROFESSION: ..... EMPLOYER'S NAME: .....

PHONE NO: ..... EMAIL: .....

EMPLOYER/WORKPLACE ADDRESS: .....

.....

REFERRAL: ..... PHONE NO: .....

#### NEXT OF KIN DETAILS

NEXT OF KIN'S NAME: .....

NEXT OF KIN'S ADDRESS .....

.....

NEXT OF KIN'S PHONE NO: .....

PAYMENT OPTIONS: OUTRIGHT  QUARTERLY  MONTHLY

PLOT OPTIONS: COMMERCIAL  RESIDENTIAL  CORNER PIECE  OTHERS SPECIFY

NUMBER OF PLOTS: ..... PLOT SIZE {IN SQM}: .....

ESTATE SUBSCRIBED: .....

A/C NAME: BOD PROPERTIES NIGERIA LIMITED| ZENITH 1013978685| GTBANK 0247238595| UBA  
1020299137| ACCESS 0089684763| FCMB 2172133024| STERLING 0064144848| FIDELITY 4011207747

**ACKNOWLEDGEMENT AND UNDERTAKING**

**INFORMATION FOUND TO BE FALSE WILL LEAD TO DISQUALIFICATION OF THE APPLICATION ALLOTMENT.**

**SIGNATURE:** ..... **DATE:** .....

**IN THE PRESENCE OF [NAME]:** .....

**ADDRESS:** .....

**OCCUPATION:** ..... **SIGNATURE:** .....

**PLEASE NOTE THE FOLLOWING:**

**Q1. WHERE IS B-TOP GARDEN ESTATE?**

- B-TOP GARDEN ESTATES are developed and undeveloped parcels of land located at: Eleko Ibeju Lekki, Kobape Farmland, Badagry, Kobape Phase 1, Kobape Phase 2, Epe, Agbowo Ona-Osa, Imedu Ibeju-Lekki, Imota Atere Ikorodu, Isiu Ikorodu, Mowe, Shimawa Phase 1, Shimawa Phase 2, Imota Emuren Ikorodu, Igbogbo Ikorodu, Igbokuta Ikorodu.

**Q2. WHO ARE THE OWNERS/DEVELOPERS OF B-TOP GARDEN ESTATE?**

- BOD PROPERTIES NIGERIA LIMITED, a real estate and consultancy company situated at: 11, Kudirat Abiola Way, Oregon Ojota Road, Alausa Bus-Stop, Ikeja, Lagos State, and 3, Jones Soares Street, Elesekan Bus Stop, Bogije Ibeju-Lekki, Lagos.

**Q3. WHAT TYPE OF TITLE DOES B-TOP GARDEN ESTATE HAVE ON THEIR LANDS?**

- Deed of Assignment from the family – All Estates except the ones with Government Allocation.
- Registered Survey – B-TOP Garden Estate at Ikorodu and Shimawa.
- Excision in process – B-TOP Garden Estate at Eleko and Imedu Ibeju-Lekki.
- Government Allocation with a certificate of occupancy (C of O).

**Q4. ARE THERE ANY ENCUMBRANCES ON THEIR LANDS?**

- The lands are free from every or any known government acquisition or interest and adverse claims.

**Q5. WHAT IS THE SIZE OF THE PLOT?**

- 270sqm, 540sqm, 600sqm.

**Q6. IS THE ROAD TO THE ESTATE MOTORABLE?**

- Yes, all roads leading to B-TOP GARDEN ESTATES are motorable.

**Q7. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?**

- Deed of Assignment: N200,000 (which comes after survey plan is issued by the Government)
- Survey Fee:
  - Eleko Ibeju Lekki - N500,000 - Imedu Ibeju-Lekki –N500,000
  - Kobape Farmland – N250,000 - Isiu Ikorodu –N350,000
  - Badagry – N350,000 - Mowe/Ofada – N250,000
  - Kobape Phase 1 – N250,000 - Shimawa Phase 1 – N250,000
  - Kobape Phase 2 – N250,000 - Shimawa Phase 2– N250,000
  - Epe – N350,000 - Imota Emuren Ikorodu – N350,000
  - Agbowo Ona-Osa –N250,000 - Igbogbo Ikorodu – N350,000
  - Imota Atere Ikorodu –N350,000 - Igbokuta – N350,000.
- Corner Piece: N50,000 (if needed)
- Development Fee: To be Communicated Later; Developmental fee covers the following [Perimeter Fencing, Creation of good roads, Central Security House, Landscaping, Central water and electricity to be provided for the entire Estate]. Payment after physical allocation.

**Q8. WHEN DO I MAKE THE OTHER PAYMENTS?**

- Provisional Survey Fee and Corner Plot demarcation payment can be made immediately.
- Development Fee can be made after physical allocation, once construction commences.

- Contract of Sales
- Receipts of payment.

Q10. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- Congratulatory letter
- Provisional allocation letter
- Physical allocation letter

Q11. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

- Yes, having fulfilled the 35% charge required for developmental/Infrastructural fee as is stipulated in the Contract of Sales.

Q12. IS THERE ANY CHARGE AFTER PHYSICAL ALLOCATION?

- Yes, Estate Security & Maintenance fee: (This will be communicated later via a letter of update).

Q13. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

- Yes, you are expected to start development within the Six (6) months period of your Physical Allocation date.

Q14. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

- Yes, The Estate layout are in sections and you are limited to build houses on each section based on assigned use or plan for that section (Commercial or Residential) i.e., Bungalow, detached houses (duplex). **NOTE:** Face-me-I-Face-you (Tenement Building) and high-rise houses will not be permitted.

Q15. CAN I RE-SELL MY PLOT/PROPERTY?

- Yes, subscribers who have paid up on their land can re-sell their plot(s). BOD Properties would expect the seller to furnish the company with details of the new buyer.
- A 10% charge of transfer processing fee shall be paid by the buyer to the company

Q16. CAN I PAY CASH TO YOUR AGENT?

- We strongly advise that cash payments be made only to the account details provided by the company, which is B-TOP PROPERTIES NIG. LTD at the various bank details stated above. Other than that, cheque(s) should be issued in favour of B-TOP PROPERTIES NIG. LTD. We will not be held liable for any issue arising as a result of a deviation from the above instruction.

Q17. WHEN DO I GET MY DEED OF ASSIGNMENT AND SURVEY PLAN?

- Deed of Assignment will be issued once the Land Bureau provides us with the survey plan.

Q18. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?

- Yes, you can request for a refund only if your portion of land(s) has not been allocated to you. In the case of a refund, you will be required to give the company a (3)months' notice to process your refund request and to also find another buyer for the Land, afterwhich the refund shall be processed and paid less 40% (Administrative Fee). Also, procedures for refund if requested will be stated in the Contract of Sales.

**N/B:** Default in making any payment or installment (as at when due) shall attract 20% due of the value of the Land.

**I ....., A SUBSCRIBER TO BOD PROPERTIES NIGERIA LIMITED, DO HEREBY ACKNOWLEDGE TO HAVE READ AND UNDERSTOOD THE TERMS AND CONDITIONS HEREIN, WHICH SHALL BE INCORPORATED INTO THE CONTRACT BETWEEN COMPANY AND I.**

**BOD PROPERTIES NIGERIA LIMITED HAS THE EXCLUSIVE RIGHTS TO REVOKE MY PLOT[S] IN THE EVENT THAT IF I FAIL, REFUSE OR NEGLECT TO MAKE PAYMENT IN THREE CONSECUTIVE INSTALLMENTS. AND AS WELL HAS THE RIGHT TO DISQUALIFY ME FROM ANY ALLOTMENT DUE TO ANY FALSE INFORMATION PROVIDED HEREIN.**

**APPLICANT'S SIGNATURE: ..... DATE: .....**

**For more enquiries: 11, Kudirat Abiola Way, Oregun Ojota Road, Alausa Bus-Stop, Ikeja, Lagos State**

**Email: [info@bodproperties.com](mailto:info@bodproperties.com)**