



# MONIC VILLA

# Subscription

# Form



A Development by  
Kels Uzoma and Associates

### Subscription Form

Date

## Personal Information

Title:	First Name:	Affix Passport Photograph
Middle Name:	Last Name:	
Residential Address:		
Phone Number(s):	Email:	Nationality:
Date of Birth:	Occupation:	
Means of Identification: <input type="checkbox"/> Voter's Card <input type="checkbox"/> International Passport <input type="checkbox"/> Driver's License <input type="checkbox"/> Others		

*(Attach a copy of your Valid ID Card at the back of this form)*

## Next of Kin Information

Name of Next of Kin:	
Relationship:	Phone Number:
Address:	
Means of Identification: <input type="checkbox"/> Voter's Card <input type="checkbox"/> International Passport <input type="checkbox"/> Driver's License	

## Property Information

Cost of Property:
Payment Plan (Select Payment Plan) <input type="checkbox"/> Outright <input type="checkbox"/> Installment
Feedback: How did you hear about us?
<input type="checkbox"/> Social Media <input type="checkbox"/> Radio <input type="checkbox"/> Billboard
<input type="checkbox"/> Website <input type="checkbox"/> Associate <input type="checkbox"/> Others

### FOR OFFICIAL USE ONLY

Associates Name:	Phone Number:
Email:	Plot(s) Number:
Official Name:	Signature: _____

## FREQUENTLY ASKED QUESTIONS/TERMS & CONDITIONS

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

**Q: Where is MONIC VILLA Located?**

**Ans:** MONIC VILLA is located at Lugbe, Abuja.

**Q: Who is the developer of MONIC VILLA?**

**Ans:** KELS UZOMA AND ASSOCIATES

**Q: What Title does MONIC VILLA have?**

**Ans:** C of O

**Q: What size is the Land?**

**Ans:** Land size is 600sqm (DPC Level)

**Q: What is the Payment Structure?**

**Ans:** - ₦15 Million initial deposit ( You can spread the remaining balance across 3 Months only)

**Q: What Documents do I get on the land?**

**Ans:** - Deed of Assignment  
- Registered Survey Plan  
- Letter of Acknowledgement  
- Receipt

**Q: When do I get my Documents?**

**Ans:** A client gets his/her documents 2 to 4 weeks after full payment of property has been made.

**Q: Is there any Development Levy?**

**Ans:** Yes, but it has been included in the cost of the property.

**Q: Is the road to the Estate Motorable?**

**Ans:** YES, the road to the estate is motorable.

**Q: Is there any time to commence work on my land after allocation?**

**Ans:** Physical allocation is done immediately after full payment has been made and work can commence immediately.

**Q: Can I resell my plot(s) or property?**

**Ans:** Yes, a subscriber that has fully paid up for his/ her plot(s) can resell their land but the company has to be duly informed for documentation processes and fee of **₦100,000** paid to the company for change of ownership.

**Q: Can I pay cash to your Agent?**

**Ans:** We strongly advise that all payments should be made to:

Account Number:	Bank Name:	Account Name:
0126860559	Wema Bank	KELS UZOMA AND ASSOCIATE

**Q: If I paid outright payment or installments payment for my plot(s) and I'm no longer interested, can I get a refund?**

**Ans:** YES, but it would be subjected to getting another buyer and it will attract a 20% fee. A 120 days (4months) period would be allowed for the vendor to process the payment. The refund will be made only after the plot(s) have been resold.

### PHYSICAL ALLOCATION POLICY

At Kels Uzoma and Associates, we are committed to ensuring a transparent and well-structured allocation process for all our clients.

▪ **Timeline:** The physical allocation of plots shall commence not earlier than six (6) months from the date of purchase, and only after a minimum of 60% of the estate plots have been sold. This ensures proper planning and organized development of the estate.

▪ **Eligibility:** Only clients who have completed full payment and submitted all required documentation will be eligible for allocation. This policy guarantees fairness, protects our clients' investments, and upholds the integrity of the estate development.

We remain dedicated to making the allocation process seamless, equitable, and beneficial for all stakeholders.

**DECLARATION**

I/We shall pay the sum of..... being First Installment/Outright payment.

I/We declare that the information provided on this form are correct to the best of my / our knowledge

I/We understand that there will be request of refund before refund can be made, which will take 120 Days (4 Months) period and it will attract a 20% fee.

NOTE: This applies in a case where land documents have not been issued to a client. T&C Applies.

I/We understand that My/Our inability to complete the total payment at the end of the duration stated will subject me/us to paying the prevailing market price.

I/We understand that any default from Me/Us or revoke of property transaction will attract a cost of 20% of the actual amount paid.

I/We understand that all installment payment shall be made into our designated bank account in cash, cheque/draft or transfer.

I/We..... agree to the above terms and conditions as the guide to this transaction and hereby sign this.

**Kindly Sign the column below to indicate that you have read and understood clearly the FAQs and Terms & Conditions.**

Signature:\_\_\_\_\_