



# SUBSCRIPTION FORM

Instructions:

1. Please read this form carefully before filling same.
2. This form should be completed in BLOCK LETTERS only.
3. Please supply accurate information only (All information supplied will be treated as confidential).
4. The passport photo to be attached must be a recent one and reflect the true likeness of the individual applying or that of an authorizing officer of the establishment making the application.
5. Direct enquiries to BENESIS GROUP. (Find office address at the back)
6. All payments should be made on behalf of BENESIS INVESTMENT LIMITED  
ZENITH BANK ACCOUNT - 1216409740

AFFIX PASSPORT  
PHOTO  
HERE

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

## Personal Data

Title:	<input type="text"/>	Surname:	<input type="text"/>
First Name:	<input type="text"/>		
Other Names:	<input type="text"/>		
Marital Status:	<input type="text"/>	Maiden Name:	<input type="text"/>
Date of Birth (DD/MM/YYYY)	<input type="text"/>	Nationality:	<input type="text"/>
Residential Address:	<input type="text"/>		
	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Email:	<input type="text"/>		
Mobile:	<input type="text"/>	Home Telephone:	<input type="text"/>

## Next of Kin

Name:	<input type="text"/>
Mobile:	<input type="text"/>
Email:	<input type="text"/>

## Current Employment Details

Employer:	<input type="text"/>
Address:	<input type="text"/>
	<input type="text"/>
Telephone:	<input type="text"/>

PLEASE YOU ARE REQUIRED TO FILL ALL DETAILS IN THIS APPLICATION FORM

## Purpose of Purchase

Ready to Develop

Land Banking

## Breakdown of Price

Documentation - N50,000

Delta State Survey - N150,000

Developmental Levy - In View

## Payment Option

Please tick as appropriate

Outright (0 - 3 months)     6 months     12 months

Number of Plots:

Corner Piece

Sqm:

## Agreement & Undertaking

I ..... a subscriber to the CATHEDRAL Estate do hereby acknowledge my obligation to pay all instalments due on my payment plan for the plot(s) subscribed to. I also acknowledge the right of the promoters of the CATHEDRAL Estate to revoke any plot(s) due to me in the event that I fail, refuse or neglect to pay when due. I acknowledge that if any information I supplied is found to be false I will be disqualified from allotment. Any withdrawal of my interest on the land paid for will only be entertained within 3 months of subscription and will attract a 30% administrative charge. I have read and understood all the terms and conditions herein contained and so agree.

\_\_\_\_\_  
Subscriber's Signature

\_\_\_\_\_  
Date

IN THE PRESENCE OF

NAME: .....

ADDRESS: .....

OCCUPATION: .....

\_\_\_\_\_  
Witness' Signature

\_\_\_\_\_  
Date

## FOR OFFICIAL USE ONLY

Realtor's Name:

Realtor's Mobile:

Realtor's Email:

Date Treated:  /  /



**BENESIS GROUP**

**ADDRESS:** Suite 31, Zourie Mall, Anwai Road, Asaba, Delta State.

**PHONES:** +234 814 256 1352, +234 808 821 3486

**EMAIL:** benesisgroup@gmail.com

# FREQUENTLY ASKED QUESTIONS

**Question 1:** Where is THE CATHEDRAL ESTATE LOCATED?

**Answer:** THE CATHEDRAL ESTATE PHASE I is located Behind Wichtech Group, at Uzo-Agom Road, Isele-Asaba, while THE CATHEDRAL ESTATE PHASE II is located behind Delta State Polytechnic Ogwashi-uku, Delta State.

**Question 2:** Who are the Owners/developers of THE CATHEDRAL ESTATE?

**Answer:** BENESIS GROUP is a fast rising real estate company with Head office in Federal Housing estate, Asaba, Delta State.

**Question 3:** What type of title does THE CATHEDRAL ESTATE have?

**Answer:** THE CATHEDRAL ESTATE has a Registered Survey and Deed of conveyance.

**Question 4:** Are there any encumbrances on the land?

**Answer:** The land is free from every known acquisition or interest and adverse claims.

**Question 5:** Is there any extra cost to have a corner piece or commercial plot?

**Answer:** Yes, both corner piece and commercial plot attract additional 10% of land cost.

**Question 6:** What penalty does the non-payment of monthly installment payment attract?

**Answer:** Non-payment of the monthly installment as at when due shall be treated as a fundamental breach of contract which will result in extra default charges of 10% or relocation of the plot initially allocated to another plot within or outside the estate (with same specifications)

**Question 7:** What is the size of the plot?

**Answer:** 464sqm (50ft by 100ft)

**Question 8:** Is the Road to the estate motorable?

**Answer:** Yes the road to the estate is highly motorable.

**Question 9:** When do I make other payments?

**Answer:** Other payments will be made after full payment for land and before physical allocation of plots

**Question 10:** What do I get after the initial deposit?

**Answer:** Starters Pack comprising a letter of acknowledgment of subscription and receipt of payment.

**Question 11:** What do I get after completing payment of the land?

**Answer:** Payment receipt, Letter of Acknowledgment, Allocation notification, Deed of Assignment

**Question 12:** Is there any time limit to commence work on my land after allocation?

**Answer:** commencement of work upon the land is to take place within 3 months from time of approval of the building plan.

**Question 13:** Is there any restriction regarding the type of building I can construct in the estate?

**Answer:** Yes, the estate layout is in sections and you are limited to build houses on each section based on the designated use or plan for that section (commercial or residential) i.e. bungalow, blocks of flats, detached houses ( duplex). Note, "face-me-I-face you" (tenement building) and high-rise houses will not be permitted.

All building designs must conform to the required set back of building control of the estate and such design would be approved by the company in conformity with Delta state building laws.

**Question 14:** Can I re-sell my plot/property?

**Answer:** YES! But BENESIS GROUP reserves the right to know whomever you sell to and A charge of 10% of the land consideration (covering transfer documentation fee shall be paid to the company by the buyer, whether you sell it yourself or we sell it on your behalf. )

**Question 15:** Can I pay cash to your Agent?

**Answer:** We strongly advice that all payments should only be made to BENESIS INVESTMENT LIMITED at it designated offices or account. OTHERWISE, CHEQUE(S) SHOULD BE ISSUED IN FAVOUR OF BENESIS INVESTMENT LIMITED. WE SHALL NOT ACCEPT ANY LIABILITY THAT MAY RISE AS A RESULT OF DEVIATION FROM THE ABOVE INSTRUCTION.

**Question 16:** If I make outright payment for my plot(s) thereafter I am no longer interested can I get a refund?

**Answer:** Yes, a refund can be made, however the refund will be made in full (less 30% administrative charges). A 3 month period would be allowed for BENESIS GROUP to process the payment. Also note that the refund will be made only after such plot has been resold.

**Question 17:** If I am on installment payment plan and cannot continue with the payment can I get a refund?

**Answer:** Yes, you can get a refund, however the refund will be made in full (less 30% administrative charges). A 3 month period would be allowed for BENESIS INVESTMENT LIMITED to process the payment. Also note that the refund will be made only after such plot has been resold.

**Question 18:** What INFRASTRUCTURALS WILL THE DEVELOPMENT LEVY COVER?

**Answer:** (A) Drainage Systems (B) Electricity/Electric Poles (C) Water Connection and works (D)Sanitary Sewer works (E) Security Cams (F) Street Lamp Poles (G) Access Roads (H) Interlocked Road Network (I) Recreational Facilities (J) Perimeter Fencing.

**Question 19:** Which Account should I pay into to subscribe?

**Answer:** All payments should be made on behalf of BENESIS INVESTMENT LIMITED ZENITH BANK ACCOUNT - 1216409740

Please, fill and sign the column below to indicate you have read and understood the content of this document

Subscriber's Name: 

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\_\_\_\_\_  
Subscriber's Signature

\_\_\_\_\_  
Date