

dreamtime

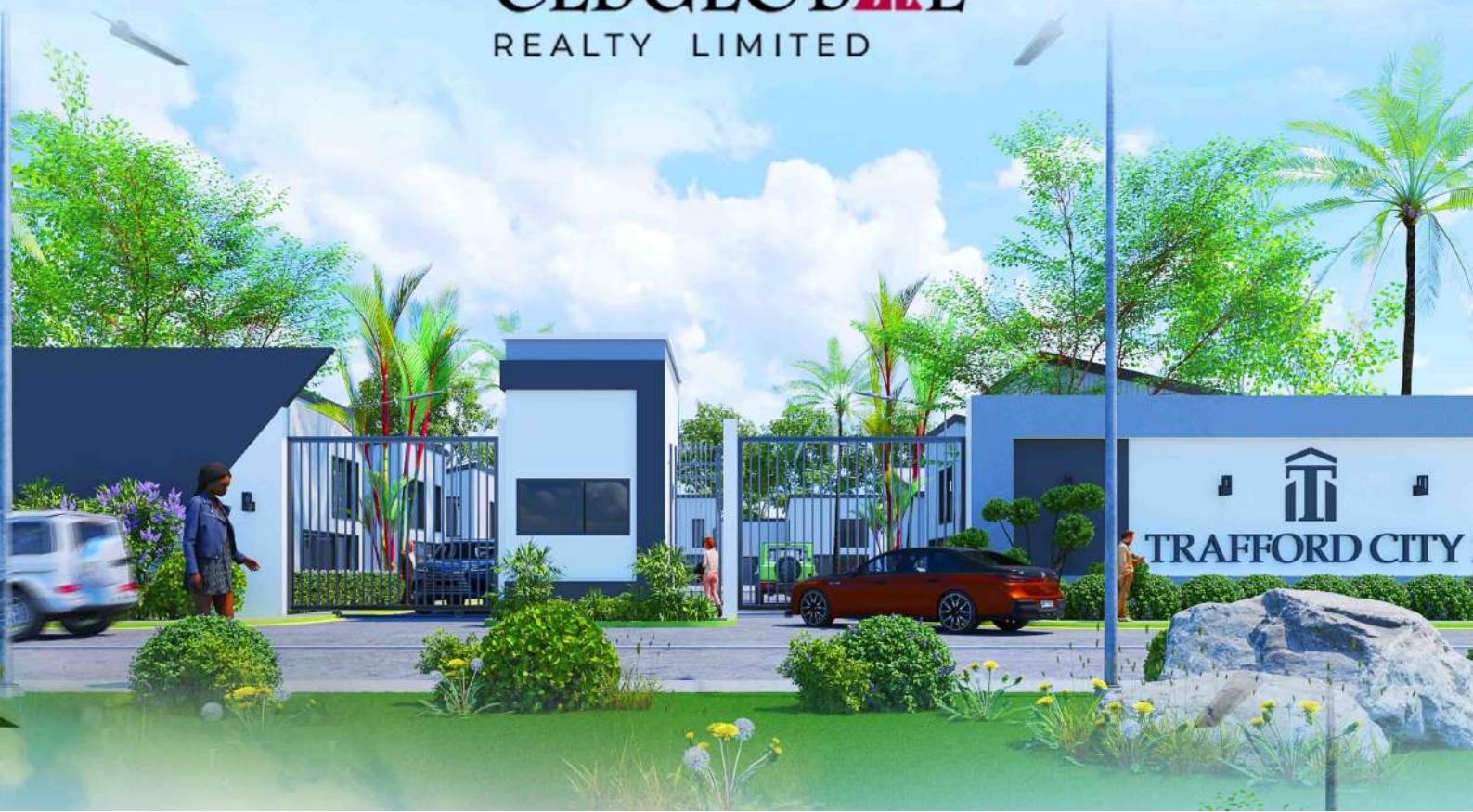


TRAFFORD CITY²

📍 Ilorin, Kwara state

FAQ

A DEVELOPMENT BY
CLBGLOBAL[®]
REALTY LIMITED



FREQUENTLY ASKED QUESTIONS

Question 1: who is the developer of Trafford City 2 ?

Answer: The developer of Trafford City 2 is CLBGLOBAL REALTY LIMITED

Question 2: where is Trafford City 2 located?

Answer: Trafford City 2 is located at Laduba, Off Ganmo area, Ilorin Kwara state.

Question 3: What type of project is Trafford City 2 ?

Answer: Trafford City 2 is a Residential Estate

Question 4: Are there any encumbrance on the land?

Answer: The Land is free from all government acquisition, adverse claim or any form of encumbrance.

Question: 5.What type of Title does CLBGLOBAL REALTY LTD have on this land?

Answer : Registered survey & C of O (in view)

Question 6: What kind of amenities will be enjoyed in TRAFORD CITY 2 ?

Answer: The amenities to be enjoyed includes : Gated and secured Estates

- Good road network
- 24/7 Power supply
- Drainage and water system
- Street light
- Gym house, Basket ball court
- Swimming pool & lounge
- Commercial Centre etc

Question 7: What are the landmarks & neighborhood ?

Answer :

- NAFDAC Office Kwara state ganmo
- Olam Industries Limited
- Kwara Baptist conference Centre
- Polar Petrochemicals Limited
- Yusjib College of Health Science

FREQUENTLY ASKED QUESTIONS

Question 8: What are the available plot size at Trafford City 2 ?
Answer: 200sqm, 300sqm, 400sqm.

Question 9: What are the Launch Prices at Trafford City 2 ?
Answer: RESIDENTIAL PLOTS
400SQM - N2,200,000
300sqm - N1,650,000
200sqm - N1,100,000

Question 10: What is the Initial Deposit?
Answer: 200SQM - N100,000
300SQM - N100,000
400SQM - N200,000

Question 11 : What are the payment structures?
Answer: Outright 0-4 months
4-6 months
7-12 months.

Question 12 : what is the payment structure for Trafford City 2 ?

DURATION	200SQM	300SQM	400SQM
0-4months(outright)	N1.1M	N1.650M	N2.2M
4-6months	N1.2M	N1.750M	N2.3M
7-12 months.	N1.3M	N1.850M	N2.4M

FREQUENTLY ASKED QUESTIONS

Question 13: What documents would I get after the initial Deposit?

Answer : Payment Receipt
Acknowledgement Letter
Contract of Sale of Land

Question 14: How do I get a survey plan for my plots?

Answer: Your subscription to Trafford city 2 comes with a provisional Survey.

Question 15: there any time limit to commence work on my land after allocation?

Answer: No, there is no time limit to commence work on your plot.

Question 16: What do I get at the point of allocation of my land?

Answer: Letter of Allocation, Deed of Assignment and Survey Plan

Question 17: When can I take possession of the plots?

Answer: Immediately your plot is physically allocated to you

Question 18: Can I start building after the physical allocation of my plot(s)?

Answer: Yes. provided all building approval documents required are obtained before building commence .

Question 19: Are there other charges ?

Answer: all documentation and primary infrastructure fees inclusive .

Question 20: Can my plot(s) be resold if I want to?

Answer: Yes ! However the company must be duly informed for proper documentation purpose .

FREQUENTLY ASKED QUESTIONS

Question 21: Can I get a refund on my land if I decide not to buy again?
Answer: YES, the refund will be made after the said plot(s) have been resold and will attract a 10% severance and 20% administrative charge respectively.

Question 22: Should I pay to a Realtor?
Answer: NO!! All payment should be made in favour of :

CLBGLOBAL REALTY LIMITED

(5401973823) Or **(2002617382)**
Providus Bank FCMB bank

otherwise , a Cheque should be issued on behalf of the company. We will not be responsible for any liability that may come as a result of deviation .

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

Subscriber's name :

.....

Signature.....

Date

You are Required to fill in your details as appropriate

PAYMENT PLAN

PLOT SIZE: 200sqm ☐ 300sqm ☐ 400sqm ☐

PREFERRED PAYMENT PLAN: Outright ☐ Installment ☐

NUMBER OF PLOTS:

DURATION (MONTHS): Outright ☐ (0-4months) 4 - 6 Months ☐ 7- 12 Months ☐

SOURCE OF FUND

☐ Salaries & Allowance ☐ Cooperative Contribution ☐ Gift ☐ Savings ☐ Donations/Grants ☐ Personal Income
☐ Business Income ☐ Sales of Personal Property ☐ Loans

RELEVANT DOCUMENT

Individual

1. Passport photograph.
2. Identification (data page of International Passport, National Identification Card or Driver's License)
3. Proof of Residence (utility bill for last 3 months).

Corporations

1. Board Resolution authorizing purchase.
2. Certificate of Incorporation by Corporate Affairs Commission (CAC).
3. Memorandum and Articles of Association certified by CAC
4. Form CAC 7 (Particulars of Directors).
5. Form CAC 2 (Return of Allotment of Shares).
6. Form CAC 10 (Annual Returns).

ACCOUNT DETAIL

ACC NAME: CLBGLOBAL REALTY LIMITED
 ACC NUMBER: **5401973823**
 BANK NAME: (PROVIDUS BANK) Naira account

ACC NAME: CLBGLOBAL REALTY LIMITED
 ACC NUMBER: **2002617382**
 BANK NAME: (FCMB) Naira Account

All cash payments should be made to CLBGLOBAL REALTY LIMITED at its designated banks. Otherwise, cheque(s) should be issued in favour of CLBGLOBAL REALTY LIMITED. We shall not accept any responsibility for any liability that may arise as result of deviation from the above condition.

FOR OFFICIAL USE ONLY

Realtor's Name:

Realtor's Number:

Realtor's Email:

Date Treated:

AGREEMENT & UNDERTAKING

I a subscriber to TRAFORD CITY 2 do hereby acknowledge my obligation to pay on a weekly/monthly basis, all instalments due on my payment plan for the plot(s) i subscribed to. I also acknowledge the right of CLBGLOBAL to revoke any plot(s) due to me in the event that I fail, refuse or neglects to pay for three(3) consecutive months, 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 10% severance and 20% administrative charge respectively. I have read and understood all the terms and conditions herein contained and agree.

Applicant's Signature

Date

IN THE PRESENCE OF

NAME:.....

ADDRESS:.....

OCCUPATION:.....

Witness' Signature Date

Date