



ABIJO HEIGHTS

by Rouxey Vision Homes

APPLICATION FORM





APPLICATION FORM

PLACE YOUR PASSPORT HERE

PERSONAL DATA

Title: Surname:

First Name Other Name:

SEX: Please tick as appropriate Male: Female:

Marital Status: Maiden Name:

Date of Birth Nationality

Residential Address:

Mailing Address:

Email:

Mobile: Home Telephone:

CURRENT EMPLOYMENT DETAILS

Employer Name: Designation:

Telephone: Address:

NEXT OF KIN

Name:

Mobile: Email:

MODE OF PAYMENT

Please tick as appropriate

OUTRIGHT PAYMENT (0 - 6 MONTHS) INSTALLMENT PAYMENT (6 - 12 MONTHS)

MONTHLY MONTHLY

NUMBER OF UNITS:

TYPE OF BUILDING:

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

Subscriber Signature



APPLICATION FORM

AGREEMENT & UNDERTAKING

I/WE _____ A SUBSCRIBER TO ABIJO HEIGHTS DO HEREBY ACKNOWLEDGE MY OBLIGATION TO PAY ON A MONTHLY BASIS, ALL INSTALLMENT DUE ON MY PAYMENT PLAN FOR THE APARTMENT(S) I/WE SUBSCRIBED TO. I/WE ALSO ACKNOWLEDGE THE RIGHT OF THE PROMOTERS OF ABIJO HEIGHTS TO REVOKE ANY APARTMENT DUE TO ME IN THE EVENT THAT I/WE FAIL, REFUSE OR NEGLECT TO PAY FOR THREE (3) CONSECUTIVE MONTHS. I/WE ACKNOWLEDGE THAT IF ANY INFORMATION I/WESUPPLIED IS FOUND TO BE FALSE, I/WE BE DISQUALIFIED FROM ALLOTMENT. I/WE HAVE ALSO READ AND UNDERSTOOD ALL THE TERMS AND CONDITIONS HEREIN CONTAINED AND SO AGREE.

Applicant'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:

Realtor's Group: (Optional)

Date Treated:

Document Pickup Location:

Subscriber Signature



TERMS OF CONTRACT

1. This application is made by the subscriber requesting for allotment of the space/square meter as mentioned above.
2. Rouxy Vision Homes reserves the right to allot the unit(s) requested by the subscriber.
3. This application will be processed by Rouxy Vision Homes only after the realization of the minimum initial deposit mentioned above in the payment details. All statutory fees as contained in the agreement as applicable from time to time shall be borne by the subscriber.
4. Subscriber should sign at the bottom of all 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.
5. All plot allocations shall be done on a first come first serve basis on full payment.
6. No-refund of any money paid at any stage of transaction.
7. The subscriber(s) further agree that the allotment letter issued by Rouxy Vision Homes is the provisional allotment letter and will be final only after the subscriber(s) execute the sales agreement.
8. The subscriber(s) agrees that no transfer or reassignment will be permitted without the prior approval of Rouxy Vision Homes, except and until the title has been transferred by Rouxy Vision Homes.
9. Rouxy Vision Homes can vary the price of the unsold units at its sole discretion and same will not be applicable to this subscriber.
10. it is the sole responsibility of the subscriber(s) to provide the updated information (if any) to Rouxy Vision Homes Limited from time to time.
11. All the communications sent by Rouxy Vision Homes to the subscriber at the given address above shall be deemed to have been received by the subscriber either by email or by any other form of communication mentioned above. Rouxy Vision Homes 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 Rouxy Vision Homes. Any such communication sent by Rouxy Vision Homes for whatever reason deemed as received by the subscriber(s) and the subscriber(s) agree(s) to abide by the content of such communication.
12. Rouxy Vision Homes 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.

Subscriber Signature



TERMS OF CONTRACT

13. Rouvey Vision Homes will not divulge information provided above to any 3rd party except required by law or expressly required by you.

14. This application form is not transferable.

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

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

In Witness whereof the Company has hereunto set her common seal and the subscriber(s) have set his/her/their hands(s) the day and year written below.

Sole/First subscriber

Name:

Signature:

Date:

Director:

Secretary

Date:

Subscriber Signature

**Q: WHERE IS ABIJO HEIGHT?**

ANS. Abijo Height is located in a developed estate on the island at Chios Garden Estate Lekki Epe Express Way

Q: WHAT IS THE NAME OF THE DEVELOPER OF ABIJO HEIGHT?

ANS. Developer of Abijo is Roxey Vision Limited

Q: WHAT LEGAL DOCUMENTS DO I GET AFTER THE COMPLETION OF PAYMENTS?

ANS.

- A receipt of payment
- Contract of sales
- Letter of allocation
- Deed of assignment

Q: WHAT IS/ARE THE LEGAL DOCUMENTS COVERING THE ENTIRE PROPERTY/LAND IN WHICH ABIJO HEIGHT IS BUILT?

ANS. The title documents covering the entire Abijo Height is a certificate of occupancy (C of O). We have also duly executed the deed of assignment from the previous land owners plan, and estate layout. Abijo Height is free from government acquisition and all adverse claims and encumbrances.

Q: WHAT OTHER ESTATE OR INSTITUTION ARE WITHIN A 1-5KM RADIUS FROM THE ABIJO HEIGHT ESTATE?

ANS. Abijo Height is located right inside of Chios Garden Estate, where you have over five estates. Abijo Heights is less than a kilometer to Corona School, Calab School, and about 2km to Novare Mall and a 5km to Lagos Business School

Q: WHAT OTHER PAYMENT WOULD I MAKE APART FROM THE COST OF THE BUILDING?

ANS. Apart from the cost of the building, you will pay

- Documentation fee 1.5m, which would cover the cost of your survey plan in your name and all other documentation
- Development fee 4m, which covers the infrastructure such as road, common areas, and connection to the power grid
- Service charge to be determined by you, other subscribers, and management

Q: WHEN WILL MY HOUSING(S) UNIT BE ALLOCATED TO ME ?

ANS. Your housing unit would be allocated to you immediately, and you make 50% down payment. And if you pay now, you will be given the already delivered ones

Note: The property is already standing, and fittings would be installed within 2-3 months, and property delivered to you

Abijo Height is not an off-plan project meaning that the project is already standing and above 80% complete and some units are already delivered and handed to the new owners so if you make a deposit today you will be handed the keys to your unit.



Q: IS ROUXEY VISION LIMITED REGULATED AND LICENSED BY ANY INSTITUTION OR BODY?

ANS. As a real estate company, we are registered with the Cooperate Affairs Commission of Nigeria RC(1139905). A member of real estate developers' association of Nigeria (REDAN) and the spatial control unit against anti money laundry (SCUML), we can guarantee the security and safety of your investment.

Q: WHAT ARE THE TYPES OF BUILDINGS AVAILABLE IN ABIJO HEIGHT?

ANS. Abijo Height are all tastefully finished 4 bedroom terrace duplexes on two floors plus a BQ making it five rooms in total laundry and box room plus spacious private garden.

Q: CAN I PAY A DEPOSIT AND PAY THE BALANCE ANYTIME WITHIN THE DURATION OF THE TENOR CHOSEN?

ANS. Yes.

Q: CAN I RESALE MY PROPERTY TO A THIRD PARTY?

Ans. A purchaser can resale his or her property. However, a letter of notice of ownership transfer should be written to the company.

Q: WHAT IS THE OUTRIGHT PAYMENT FOR EACH UNIT?

ANS. As at today 19th December 2024 we are currently on promo for the next one month and we are selling for one 100 million each kindly note that six month payment plan is considered outright payment that is interest free plan.

Q: IS THERE ANY PENALTY ON DEFAULT OF PAYMENT IN INSTALMENT?

ANS. Yes, there is. Default in payment attracts a monthly 5 percent interest fee on the outstanding amounts, where default continues for a period of six months, there shall be an onward review on the sales price of your housing unit. Where default continues for a period of 9 months or in the event of that two(2) subsequent default, your subscription shall be terminated and your refund will be 30% less of administrative fees.

Q: CAN I PAY CASH TO YOUR AGENT/CONSULTANT?

ANS. Rouxey Vision Limited/Rouxey Vison Homes does not accept cash payment, all payment should be made to through the designated payment channels provided by the company in favor of Rouxey Vision Limited



Q: CAN I PAY CASH TO YOUR AGENT/CONSULTANT?

ANS. Rouhey Vision Limited/Rouhey Vision Homes does not accept cash payment, all payment should be made to through the designated payment channels provided by the company in favor of Rouhey Vision Limited. We will not be liable for any loss of payment that did not pass through our company account.

Please adhere strictly to these terms and conditions.

Q: HOW DO I MAKE PAYMENTS

ANS. You can make payment through our account details below

ROUXEY VISION LIMITED

ZENTH BANK PLC

1013565991

Therefore that I have read and understood all the information contained herein and that I consent to having received a copy of same

Subscribers name _____

Signature _____ Date _____

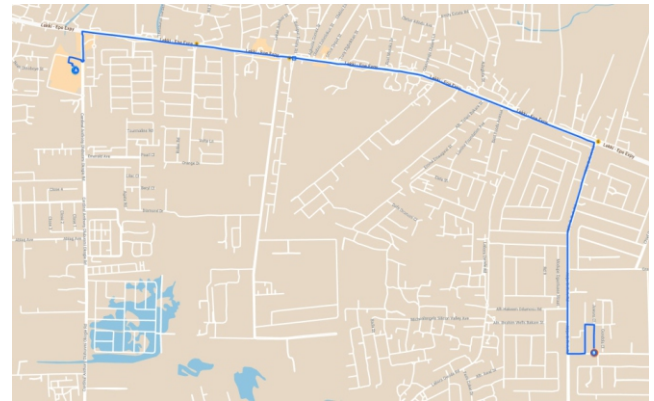
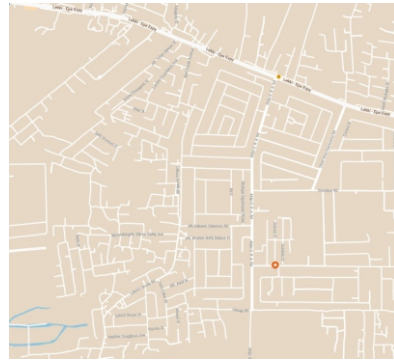


Abijo Heights by Rouxey Vision Homes is an exquisite residential development meticulously designed to deliver a seamless fusion of comfort, serenity, and aesthetically-pleasing architecture. This visionary project is strategically located at the intersection of two of the hottest areas for fast-growing property in New Lagos: Sangotedo and Ibeju Lekki. With its prime location, Abijo Heights presents a golden opportunity for real estate enthusiasts and investors alike, offering a luxurious lifestyle on a silver platter.

The centerpiece of Abijo Heights is the stunning collection of contemporary four-bedroom Terrace Duplexes, each complemented by a well-appointed Boy's Quarters (BQ). These spacious duplexes are thoughtfully spread out over two floors, providing ample room for families to thrive and grow. Step inside and be greeted by the perfect blend of functionality and elegance. The duplexes feature a laundry room for added convenience, a box room for storage, and beautifully designed interiors that exude modernity and style.

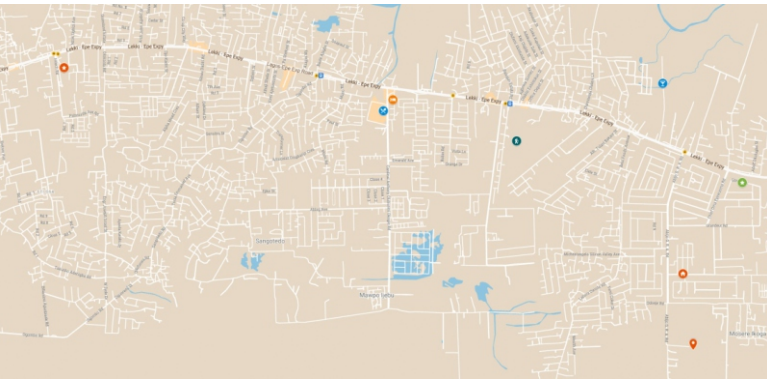
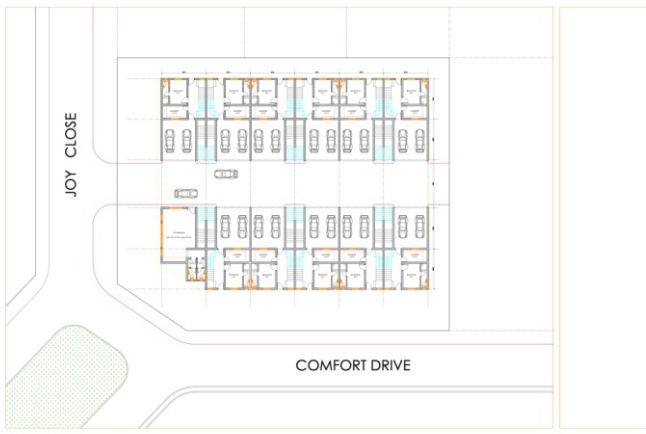
The development prides itself on solid structures, ensuring durability and longevity. The well-planned layouts optimize every inch of space, creating a harmonious flow between rooms. As you explore Abijo Heights, you'll appreciate the attention to detail in every aspect. The ambiance is perfected by meticulous craftsmanship, high-quality finishes, and top-level security measures that prioritize your safety and peace of mind.

Abijo Heights' location within Chois Garden Estate in Abijo GRA is a testament to the developer's commitment to selecting prime real estate for their projects. Situated just a 4-minute drive from the renowned Novare Mall (ShopRite Sangotedo), residents of Abijo Heights enjoy easy access to a wide range of shopping, dining, and entertainment options.



The estate benefits from a Certificate of Occupancy (C of O), ensuring a secure and hassle-free property ownership experience.

In addition to its exceptional residences, Abijo Heights boasts a range of top-notch infrastructure and amenities. The well-connected road network ensures smooth commuting, allowing residents to navigate the vibrant city of Lagos with ease. For those seeking wellness and relaxation, a dedicated gym and relaxation spot are available within the estate. Children can frolic and play in the well-designed playground, while families can cherish moments together in the lush and spacious garden.



Abijo Heights is surrounded by an array of notable neighborhoods and attractions, further enhancing its appeal. Chois Gardens Estate, Corona International School, Chalcedony International School, Lekki Pearl Garden, Novare Mall ShopRite, Emperor Estate, Lagos Business School, and Lufasi Nature Park are just a few of the sought-after locations nearby, offering a wealth of amenities and opportunities for recreation and education.



One of the standout features of Abijo Heights is the 24/7 electricity supply, thanks to an independent power system within the estate. Say goodbye to power outages and embrace uninterrupted living. The estate also boasts a modern sewage system and a separate water system for each unit, ensuring efficient and reliable utilities. The reasons to invest in Abijo Heights are abundant. The development offers separate box rooms and laundry rooms, providing additional storage and convenience for residents. The inclusion of a BQ with a lounge allows for flexible living arrangements and the option to accommodate guests or extended family members. Moreover, the generous living spaces and walk-in closets within the duplexes ensure that you can revel in comfort and opulence.

The price for a 4-bedroom Terrace Duplex with a BQ in Abijo Heights is listed at N70 million, making it an attractive investment opportunity in the thriving Lagos real estate market. For added convenience, flexible payment plans are available, allowing buyers to spread their payments over 6 or 18 months. This flexibility enables individuals to tailor their payment schedule to their financial needs.

Abijo Heights by Rouxey Vision Homes presents a remarkable opportunity to own a luxurious and modern home in a prime location with excellent infrastructure, top-level security, and a range of amenities. Whether you are a discerning homeowner or an astute investor, Abijo Heights promises a lifestyle of comfort, convenience, and long-term value appreciation. Don't miss out on this chance to experience the epitome of contemporary living in Lagos.



