

## HANNAH'S GARDENS

**Xpress Property Services Limited** the Developers and Managers of *HANNAH'S GARDENS* welcome you to the serene countryside of Badagry in Lagos State, home of "HANNAH'S GARDENS".

At **Xpress Property Services Limited**, our passion is for attention to detail and we pride ourselves on being developers that take into account every minute detail. The development adheres to strict design standards/land use and seeks to meet requirements for a desirable lifestyle and environment, within a gated community.

*HANNAH'S GARDENS* is ideal for those who desire the amenities and functionalities of an exciting new master planned community, in addition to the grace of country living. Designed for discerning individuals, *HANNAH'S GARDENS* covers an area of over 5 hectares and has the advantage of being planned, developed, serviced and marketed by **Xpress Property Services Limited**, a trusted real estate organisation, with over 30 years experience locally and internationally.

*HANNAH'S GARDENS* will have its development and construction strictly governed by established design standards and land use restrictions, all of which will bring to the community harmony, control, stability and predictability. The development is an on-going project, with quality low/medium cost housing on sale for differing profile groups. Apart from the residential areas, there is also provision for commercial facilities and civil facilities like a crèche/day-care centre, medical centre, police station, and recreational areas.



## WHAT MAKES *HANNAH'S GARDEN* SPECIAL?

### Master Planning

From plot size, street layout, architecture to landscaping, care and professionalism is applied to every detail of *HANNAH'S GARDENS* neighbourhoods. The master plan integrates the different neighbourhoods to result in a serene ambience that is worth being called "home".

### Value

Hannah's Gardens will hold and appreciate in value anywhere from 45 to 100% according to resale and refinancing projections over the next few years. Building cost has been well controlled without compromising quality.

### Community

Through the homeowner association, residents groups, and community development meetings, *HANNAH'S GARDENS* neighbours have ample opportunity to meet one another and to develop a sense of community. They are also encouraged to be involved in their immediate environment.

### Recreation

Green areas and sports facilities are available and they offer residents year-round recreational opportunities against a back drop of beautiful ocean views.



# APPLICATION FORM

First Name: Surname: .....

Address: .....

Telephone: (mobile/office) .....

Telephone: (residential) .....

E-Mail: .....

Deposit: % (N) .....

Block Name: .....

Flat Number: .....

Basic Price: .....

Mode of payment: (please tick box)

Cash:

Cheque:

Swift Transfer



**REPRESENTATIVE**

Any purchaser who is resident outside Nigeria, or who so wishes, shall appoint a representative with powers of attorney. This representative will be a person resident in Lagos, and shall have full authority to act in respect of the flat(s) and all matters relating thereto in the same manner as the Purchaser.

Name of purchaser.....

Name of representative.....

Address: (residential).....  
.....  
.....

Address: (office).....  
.....  
.....

Telephone: (mobile/office).....

Telephone: (residential).....

Signature of Purchaser.....Date.....

Signature of Representative .....Date.....



## TERMS OF PAYMENT

Flexible and Interest free payment plan

### 2 BEDROOMS AND 3BEDROOMS COMMERCIAL and OTHER FEES

**2 bedrooms: N10, 000, 000.00**

**3 bed rooms: N12, 00,000.00**

**ON REQUEST\* EST. MGT. FEES\***

**20 % Initial payment**

**40% in 90 days (3 months)**

**30% in 180 days (6 months)**

**10% on delivery**

## MODES OF PAYMENT

- Direct payment terms
- Cash:
- Bank Transfer (domestic & international)
- CONDITIONS
- Anticipate 12 months for completion after deposit, (see Terms of Payment)
- Allocation/choices are subject to availability
- Payments in foreign currency will be equivalent at the prevailing exchange rate
- All prices are provisional and subject to change

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## PROPERTY DETAILS

- **Basic Features**
- **Built in wardrobes**
- **Fitted Kitchen cabinets**
- **Fitted Bathroom**
- **Ceramic Wall Tiles**
- **Porcelain Floor Tiles**
- **Glazed Windows**
- **Colour Long Span Roof**
- **Landscape with paved drive ways and walkways**



**Xpress Property Services Limited,**  
44, Oyedele Oguniyi Street,  
Anthony – Lagos  
Nigeria.

.....  
.....  
.....  
.....  
..... Date.....

Dear Sir/ Madam,

**OFFER LETTER FOR THE PURCHASE OF RESIDENTIAL FLAT**

Following your discussion with us, and your subsequent application to purchase an estate flat,  
we hereby offer you .....

.....  
at *HANNAH’S GARDENS*, Ganyingbo-Ogungbe Layout, Badagry Lagos, at a price of  
N.....(amount in words).....  
.....only.

It is understood that you will be financing payment by your good-self under the direct payment  
terms,

**Hence:-**

You are required to make an initial deposit of 40% of the total cost of your chosen flat thus  
N..... (amount in words).....  
before commencement of works.

The balance of N..... (amount in words)  
..... will be  
paid as per the  
Terms of Payment outlined above.



In the case of payments by cheque or banker's draft, clearance would be made before receipts are issued.

A Purchase Agreement will be executed between the Purchaser and

**Xpress Property Services Limited,**

Accordingly upon the receipt of an acceptance letter from you / the representative

Payments can be made to;

**Xpress Property Services Ventures Limited**

**HERITAGE BANK Nigeria Plc**

**Account Number: 510000492**



[info@xpressproperty.co.uk](mailto:info@xpressproperty.co.uk)



Additional charges and costs related to options and/or additional works which you request **Xpress Property Services Limited** to provide or undertake, as well as documentation and connection fees for Utilities (water, electricity etc) will have to be fully settled before the property is handed over.

The charges for connection of utilities (i.e. water and electricity only) have currently been assessed at N300, 000:00 (Three hundred thousand Naira Only).

The site plan, and other related documents on the property will be delivered only after full payment of the total offer price.

This offer is valid for (2) weeks from the date hereof within which period you are to indicate in writing your acceptance. Should you accept this offer, your withdrawal at a later date, would require that you reimburse **Xpress Property Services Limited** for all legal and administrative expenses incurred in connection with this transaction.

We take this opportunity to express our appreciation in *HANNAH'S GARDENS* and hope to hear from you soon.

Yours Sincerely,

**Xpress Property Services Limited**



[info@xpressproperty.co.uk](mailto:info@xpressproperty.co.uk)

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.....  
.....  
.....

The Managing Director,  
**Xpress Property Services Limited,**  
44 Oyedele Oguniyi Street,  
Anthony – Lagos  
Nigeria. Date.....

Dear Sir,

**PURCHASE AGREEMENT**

I forward herewith an amount of N..... (amount in words)..... which amount is deposit payment to purchase.....unit in *HANNAH’S GARDENS* Estate, Badagry.

I declare that I will exercise the option hereby granted by paying the required deposit of.....% of the offer price for the purchase of the above mentioned property. I would by this action be ready to execute a Purchase Agreement with **Xpress Property Services Limited** in respect of my reserved property.

Dated this.....day of .....2011

Name.....Signature.....

In the presence of

Name.....Signature.....



**REPRESENTATIVE**

Any purchaser who is resident outside Nigeria, or who so wishes, shall please appoint a representative with powers of attorney. This representative will be a person resident in Lagos, and shall have full authority to act in respect of the flat(s) and all matters relating thereto in the same manner as the Purchaser.

Name of purchaser.....

Name of representative.....

Address: (residential).....

.....

.....

Address: (office).....

.....

.....

Telephone: (mobile/office).....

Telephone: (residential).....

Signature of Purchaser.....Date.....

Signature of Representative .....Date.....



.....  
.....  
.....  
.....

The Managing Director

**Xpress Property Services Limited,**

44, Oyedele Oguniyi Street,

Anthony-Lagos,

Nigeria. Date.....

Dear Sir,

**ACCEPTANCE OF OFFER**

I/We have received the offer for the purchase of.....

.....

at *HANNAH'S GARDENS* Estate in Ganyingbo-Ogungbe layout, Badagry, for the sum of

N..... (amount in words) .....

.....and I/we hereby write to accept the offer.

I/We agree to the terms and conditions therein.

I/We wish to express my/our gratitude to your company for the service provided.

Yours Faithfully,

Purchaser's Name .....

Signature .....

