

Tenacity

O F L A G O S

• Igbonla, Epe LGA, Lagos

SUBSCRIPTION FORM & FAQ

Developed by

Greenetro

Please sign here or click the box to insert a picture of your signature. Your signature will appear on each page.

Application Form

BIODATA OF THE SUBSCRIBER

Title: Mr / Ms. / Mrs. / Other

Surname:

Other Names:

Nationality:

Country of Residence:

Date of Birth:

Sex:

Affix Passport Photograph

Marital Status:

Single

Married

Other

Full Address for Correspondence:

City:

State:

Country:

Phone No:

Alternative Phone No:

Email Address:

Means of identification:

International Passport

Driver's Licence

National ID

Other

Permanent Address (for agreement purposes):

City:

State:

Country:

Next of Kin's Full Name:

Next of Kin's Address:

Next of Kin's Phone Number:

How did you hear about Tenacity or Greenetro?

Salesperson

Social Media

Website

Other

BIODATA OF THE SUBSCRIBER*

*To be used only where there are two or more subscribers.

Title: Mr / Ms. / Mrs. / Other

Surname:

Other Names:

Nationality:

Country of Residence:

Date of Birth:

Sex:

Affix Passport Photograph

Marital Status:

Single

Married

Other

Full Address for Correspondence:

City:

State:

Country:

Phone No:

Alternative Phone No:

Email Address:

Means of identification:

International Passport

Driver's Licence

National ID

Other

Permanent Address (for agreement purposes):

City:

State:

Country:

Next of Kin's Full Name:

Next of Kin's Address:

Next of Kin's Phone Number:

How did you hear about Tenacity or Greenetro?

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Other

Property Information and Payment Option

Payment Plan:	Outright Purchase	Instalment (Select 3, 6, or 9 months below)
	3 Months	6 Months 9 Months
Plot Size:	300 SQM	500 SQM
	Number of 300 SQM Plot(s)	Number of 500 SQM Plot(s)

Realtor's Details (if applicable)

Realtor's Full Name:
Realtor's Phone No:
Realtor's Email Address:

Terms of the Contract

1. This application is made by the subscriber(s) requesting for the allotment of the plot(s) (in square metres) as specified above, in Tenacity (the "**Project**")
2. Greenetro Infrastructure & Development Limited ("**Greenetro**") reserves the right to allot the plot(s) requested by the subscriber(s).
3. This application would only be processed by Greenetro after receiving the purchase price, or in the case of a payment plan, the minimum initial deposit mentioned in the applicable payment schedule. The subscriber(s) shall be responsible for the payment of all taxes, duties, and statutory fees of whatever nature (as may be applicable from time to time) in respect of the plot(s) subscribed to by the subscriber(s).
4. By signing the form, the subscriber(s) confirm that she, he, or they are aware of all the relevant details of Project, including but not limited to the location of the Project, and confirm that she, he, or they are satisfied with them. (Please sign on each page.)
5. Any default and/or withdrawal on the part of the subscriber(s) at any stage of the subscription shall lead to forfeiture of the subscription and a refund of all sums paid less 35% administrative fees.
6. If the subscriber(s) do not execute the contract of the sale within a period of three (3) months from the date of this application for the booking of the square meter(s), Greenetro may exercise its right to cancel the subscription and refund monies paid by the subscriber(s) less 35% administrative fees. In line with the

provisions of clause 3 above, Greenetro shall not be liable to refund any tax or duty paid by the subscriber(s).

7. Upon any cancellation under Clause 6 above, Greenetro shall be entitled to allot and sell the plot(s) to any other person on such terms and conditions as Greenetro deem fit. Greenetro shall pay the subscriber(s) the amount referenced in Clause 6 above within ten (10) weeks from the date of sale of the plot (s), such amount not attracting any interest.
8. Notwithstanding the execution of the contract of sale, the subscriber(s) shall pay the purchase price within the timeframe of the payment plan agreed with Greenetro. In the event of any delay or default in making any instalment payment, the non-payment is a fundamental breach. In such situation, Greenetro shall have the right to terminate the transaction after the expiration of 30 days grace period from the due date and refund monies paid by the subscriber less 35% administrative fees, after the resale of the plot(s). Pending the exercise of Greenetro's right to terminate the transaction, the sum due can attract a charge of five per cent (5%) per annum until payment is fully made by the subscriber(s).
9. The subscriber(s) shall not at any time assign, transfer, mortgage, or charge in any such manner, any or all of its rights and obligations with regards to the plot(s) without the prior written consent of the Greenetro, until title in the plot(s) has been transferred by Greenetro to the subscriber(s).
10. Greenetro may change the price of any unsold plot in the Project, provided that such change or variation shall not be applicable to the subscriber(s) with respect to plot(s) already purchased by the subscriber(s).
11. It is the sole responsibility of the subscriber(s) to provide her, his, or their updated information (if any) to Greenetro from time to time.
12. Notices or other communication given to the subscriber(s) under or in connection with this transaction shall be in English and may be given by hand delivery, courier or by email, to any of the above provided addresses, and shall be deemed received by the subscriber(s). Provided that where the subscriber(s) intend to change her, his or their address(es) for communication purposes, it shall give a written notice to Greenetro, such notice shall become effective upon acknowledgment of receipt by Greenetro.
13. The subscriber(s) shall comply with all anti-bribery and corruption legislation in force in Nigeria, as well as international anti-bribery and corruption standards including but not limited to the Corrupt Practices and Other Related Offences Act (chapter C31, Laws of the Federation of Nigeria 2004), the Economic and Financial Crimes Commission (Establishment, etc.) Act (chapter E1, Laws of the Federation of Nigeria 2004), the United States Foreign Corrupt Practices Act and the United Kingdom Bribery Act.
14. The subscriber(s) warrant that neither them nor any of their partners, officers, or affiliates are subject to Sanctions, or is owned or controlled by a person that is subject to Sanctions. "Sanctions" means any trade restrictions or economic sanctions administrated or enforced by the United Nations Security Council, the European Union, Her Majesty's Treasury of UK, the US Department of Treasury's Office of Foreign Assets and Control, or the Nigerian Government. Greenetro has the right to conduct a Know Your Customer (KYC) verification of the subscriber.
15. Greenetro will keep confidential any confidential information provided by you, except required by law or expressly required by you. Greenetro and the subscriber(s) undertake to comply with applicable data privacy and protection laws and all reasonable requests of either party with respect to the processing of any personal data disclosed.
16. The subscribers undertake to only make payment for the plot(s) to the accredited bank account of Greenetro. Greenetro shall not be liable for any payment made to any agent, marketer, or third party by the subscriber(s).
17. The subscriber(s) affirm that she, he, or they have read and understood the terms and conditions provided above.

IN WITNESS WHEREOF, Greenetro and the subscriber(s) have signed this agreement in the manner below the day and year written below.

Subscriber

Name:

Signature:

Date

Subscriber (if more than one subscriber)

Name:

Signature:

Date:

GREENETRO INFRASTRUCTURE & DEVELOPMENT LIMITED

Director:

Director:

Date:

Date:

Greenetro Bank Account Details

Account Name: Greenetro Infrastructure & Development Limited

Account Bank: Access Bank PLC

Account Number: 161 0778 620 (NGN)

FAQ (Frequently Asked Questions)

1. **Question: Where is Tenacity located?**

Answer: Tenacity is located at Igbonla, Epe Local Government Area, Lagos

2. **Question:** Who is the developer of Tenacity?

Answer: Greenetro Infrastructure & Development Limited

3. **Question:** What is the title of Tenacity?

Answer: Freehold, Deed of Assignment, and Survey.

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

Answer: No. The land is free from known government acquisition, third party interests, or adverse claims.

5. **Question:** What is the size of each plot?

Answer: 300sqm and 500sqm, as applicable.

6. **Question:** What is the flow of the transaction?

Answer:

- Completion and submission of the subscription form.
- Payment of the purchase price (or initial deposit if you opt for a payment plan).
- Collection of the offer letter, receipt, and contract of sale.
- Payment of (the full purchase price) and associated transaction fees.
- Issuance of deed of assignment and survey plan.
- Issuance of a letter of allocation followed by physical allocation.

7. **Questions:** Are there any restrictions on building type?

Answer: Yes. We are on a mission to drive meaningful climate action at scale and believe the time to act boldly is now. We are committed to forwarding the development of green cities and powering net-zero transitions. Your building design and construction are required to be sustainable and energy efficient with renewable power solutions. Also, all building designs must conform to the required setback of building control of the estate and such design would need be approved by Greenetro and the Lagos State Government.

8. **Question:** Can I re-sell my plot?

Answer. Yes. You can resell your plot. However, to carry out the sale, you are required to give a written notice to Greenetro, informing us of your intention to transfer your ownership in the plot.

9. **Question:** What is the purchase price and the transaction fee?

Answer: Please visit <https://greenetro.com/projects/tenacity/> to view the current purchase price and transaction fee.

10. **Question:** I have the current purchase price and the transaction fee. However, can you explain how it works?

Answer: Yes. Basically, you can purchase a plot by paying the applicable full purchase price of the plot outrightly. However, if you opt to pay the purchase price in instalment e.g., within 3

months, you will pay the applicable initial deposit, and pay the balance of the purchase price in monthly instalment within 3 months. The payment modality would be detailed in your offer letter.

11. **Question:** Do I really have to pay the transaction fee?

Answer: Yes. The transaction fee is made up of the preliminary infrastructure levy, the documentation cost, and the survey plan cost. Payment of the transaction fee and the full purchase price are conditions precedent to complete your acquisition of the plot. If you have paid the full purchase price, we advise you to immediately pay the transaction fee. Indeed, the transaction fee must be paid in instalment or outrightly within 6 months of the outright payment of the purchase price or the initial deposit, otherwise, after the expiration of 30 days grace period from the due date, Greenetro may terminate the transaction and refund monies paid by the subscriber less 35% administrative fees. All payments must be made before allocation.

12. **Question:** Would the purchase price and transaction fee change at any time?

Answer: Yes. Please note that Greenetro may change the purchase price and transaction fee of any unsold plot in Tenacity. However, the change will not affect plots sold prior to the effective date of the change. We advise you to subscribe early to take advantage of lower prices and fees. Please visit <https://greenetro.com/projects/tenacity/> to view the current purchase price and transaction fee.

13. **Question:** What does the preliminary infrastructure levy cover?

Answer: The preliminary infrastructure levy is part of the transaction fee and only covers the provision of the earth road network, the perimeter fence, and the gate house of the estate (together, the "**Preliminary Infrastructure**"). However, please note that other fees to cover the provision or construction of any other infrastructure other than the Preliminary Infrastructure would be subsequently determined by Greenetro and payable by each subscriber. Kindly note that the preliminary infrastructure levy is also subject to periodic review, in line with the going rates for the provision of the said infrastructure.

14. **Question:** Is there any extra cost required to have a corner piece plot?

Answer: Yes. Corner piece plots are allocated based on availability at the time of request. If available, you can get a corner piece plot with additional 20% of the purchase price of the plot size, as applicable.

15. **Question:** Can I make payment to my realtor or any third party not being Greenetro?

Answer: No. All payments should be made to the designated bank account of Greenetro. We would not be liable for any loss suffered by reason of a deviation from this payment instruction.

Greenetro Bank Account Details

- **Account Name: Greenetro Infrastructure & Development Limited**
- **Account Bank: Access Bank PLC**
- **Account Number: 1610778620 (NGN)**

16. **Question:** What are some of facilities or benefits that form part of the design of Tenacity.

Answer: Gate house/security, streetlight, interlocked road, perimeter fence, solar power technology, drainage, green area, mall, and more.

17. **Question:** Is the road leading to Tenacity motorable?

Answer: Yes. The access road is motorable.

18. **Question:** Do I really need to sign on every page of the subscription form?

Answer: Yes. This is to ensure that all the terms have been read and agreed to by you.

19. **Question:** When can I start construction on the land?

Answer: You can start building on the land after payment of the full purchase price and the transaction fee, provided all building approvals have been sought and obtained from the applicable government authorities. Physical allocation is done immediately after all payments have been made.

20. **Question:** Where should I send this subscription form upon completion?

Answer: Please send the completed form to us via email at hello@greenetro.com with the subject "Tenacity - [Full Name]".

Please note. Where the subscriber defaults in making any payment (i.e., the balance of the purchase price or the transaction fee) as at when due, the non-payment shall be regarded as a fundamental breach. In such situation, Greenetro may terminate the transaction after the expiration of 30 days grace period from the due date and refund monies paid by the subscriber less 35% administrative fees. Pending the exercise of Greenetro's right to terminate the transaction, the sum due can attract a charge of five per cent (5%) per annum until payment is fully made, and there can be possible relocation of the plot initially allocated to another portion within the estate, with the same specifications. Please see clause 8 of the terms and conditions above.

The information provided, including but not limited to the answers to the frequently ask questions and the terms of contract, is accepted, and agreed to by me, the undersigned. By signing below, I, the undersigned, acknowledge receiving, reading, and understanding the content hereof.

Subscriber's Full Name:

Signature:

Date:

(If more than one subscriber)

Subscriber's Full Name:

Signature:

Date:



Developed by



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