



# R PINNACLE AVE

 IGBODU, EPE

 FREEHOLD &  
REGISTERED SURVEY

Estate   
FORMS



📍 IGBODU, EPE

📄 FREEHOLD &  
REGISTERED SURVEY



# INTRODUCTION

**PINNACLE RAVE** is an estate located at Igbodu in Epe local government area, it is located in a serene and accommodating environment in the heart of Epe.

Epe is a local government in Lagos State, located on the North side of the Lekki lagoon and it is an exit and entry point between Lagos and Ogun State. This location has always and will always facilitate residential, commercial, fishing and agricultural development and it is proxy to a lot of developmental magnet and strategically proxy to Ibeju Lekki which is the heart of the next NEW Lagos.

**PINNACLE RAVE** is an estate, that is surrounded by great landmarks such as Epe Resort And Spa, Lagos State Center for Rural Development Agency, Mater Ecclesiae College Etc. And it will be made up of great estate features such as Gate House, Good Road and Perimeter Fencing.



# PINNACLE RAVE

## SUBSCRIPTION FORM

AFFIX  
A PASSPORT  
PHOTOGRAPH

TYPE OF PLOTS: ☐ RESIDENTIAL ☐ COMMERCIAL (ATTRACTS 20%)

PAYMENT PLAN: ☐ OUTRIGHT ☐ INSTALLMENT

NUMBER OF PLOTS:  ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)

☐ INSTALLMENT

## SECTION 1: SUBSCRIBERS DETAILS

**FILL WITH CAPITAL LETTERS ONLY**

NAME:		Surname										other names																	
Mr.	<input type="checkbox"/>	Mrs.	<input type="checkbox"/>																										
NAME OF SPOUSE		Surname										other names																	
(If Applicable)																													
ADDRESS																													
DATE OF BIRTH		<input type="text"/>		<input type="text"/>		<input type="text"/>				GENDER		<input type="checkbox"/> MALE		<input type="checkbox"/> FEMALE															
MARITAL STATUS		<input type="text"/>								NATIONALITY		<input type="text"/>																	
OCCUPATION		<input type="text"/>								EMPLOYER'S NAME		<input type="text"/>																	
COUNTRY OF RESIDENCE		<input type="text"/>								LANGUAGE SPOKEN		<input type="text"/>																	
E-MAIL ADDRESS		<input type="text"/>																											
TELEPHONE NUMBER		<input type="text"/>								MOBILE NUMBER		<input type="text"/>																	

## SECTION 2: NEXT OF KIN

NAME	<input type="text"/>	ADDRESS: <input type="text"/>
NUMBER	<input type="text"/>	
E-MAIL ADDRESS	<input type="text"/>	

## SECTION 3: SUBSCRIBER'S DECLARATION

I \_\_\_\_\_ hereby declared that all the information provided on this subscription form for the purpose of obtaining properties is true and correct to the best of my knowledge.

**SIGNATURE OF THE SUBSCRIBER**

DATE \_\_\_\_\_ NAME \_\_\_\_\_

## FOR REFERRAL DETAILS

[illegible]

**Question:** Where is PINNACLE RAVE Located?

**Answer:** PINNACLE RAVE is situated at Igbodu, Epe

**Question:** Who is the developer of PINNACLE RAVE?

**Answer:** PRIME PINNACLE BUSINESS INVESTMENT LTD.

**Question:** What types of infrastructure will the developer provide?

**Answer:** Perimeter fencing, Gate House, Earth Road.

**Question:** What is the payment structure?

**Answer:** Actual Price - N2,000,000 Per Plot  
Three (3) Months- N2,400,000 Per Plot  
Six (6) Months -N2,800,000 Per Plot

**Question:** What is the Initial deposit that is acceptable ?

**Answer:** 60% initial deposit is acceptable for all payment plan including the pre-Launch price

**Question:** What is the means of payment confirmation?

**Answer:** Only electronic, teller and transfer proof of payments are acceptable for payments confirmations (SMS Proof of payments are not allowed).

**Question:** What is the time frame for the complete outright Payment for land?

**Answer:** After 60% initial deposit has been paid, a purchaser has a maximum of two months to complete the outright payment for land.

**Question:** Would there be any development levy?

**Answer:** YES. N500,000 Per Plot and to be paid before physical allocation this is subject to change .

**Question:** What is Development levy?

**Answer:** It is the cost paid for the placement of Infrastructure within the estate.

**Question:** Would there be any Survey fee?

**Answer:** YES. N400,000 PER PLOT signed by Registered Surveyor and it is required at time of payment.



**Question:** Would there be an Agreement fee?

**Answer:** YES, the agreement fee referred to as DEED OF ASSIGNMENT FEE is N50,000 PER PLOT and it is Required at time of Payment.

**Question:** Will there be extra charges for commercial plots and corner piece plots?

**Answer:** Yes, Commercial Plots attracts 20% charge while Corner plot attract an additional 10% charge

**Question:** When will my plot(s) be allocated to me?

**Answer:** Physical allocation is done instantly after the completion of payment. For subscribers to be eligible for physical allocation, they must have complete full payment for plot price and other statutory charges

**Question:** What do I get after completion of payment for the land?

**Answer:** Purchased Receipt, Acknowledgment Letter and Contract of Sales Agreement.  
Also note that complete payment for statutory fees must be made no later than 2 months after complete payment for land.

**Question:** What type of Title does PINNACLE RAVE have on the land?

**Answer:** Freehold & Registered Survey

**Question:** Is the road to the Estate motorable?

**Answer:** Yes, the road to the Estate is motorable and well.

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

**Answer:** No there is no time limit to commence work but after the Building Plan approval has been sought and received from the appropriate authorities. However, maintenance of undeveloped plots must be done frequently for the safety of the residents living in the estate.

**Question:** Can I resell my plot(s) or property?

**Answer:** YES, but the company has to be duly informed for documentation processes.

**Question:** Can I pay cash to your agent?

**Answer:** We strongly advise that all payments should be made to **PRIME PINNACLE BUSINESS INVESTMENT LTD**  
ZENITH BANK: 1015271043,  
ACCESS BANK: 0820799593  
or FCMB: 6958899012  
Otherwise, cheque(s) should be issued in favour of **PRIME PINNACLE BUSINESS INVESTMENT LTD**.  
We shall not accept any responsibility for any liability that may arise, as a result of deviation, And all proof of payment should be sent to the official Email: [Primepinnacleg@gmail.com](mailto:Primepinnacleg@gmail.com)

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

**Answer:** [600sqm]

**Question:** If I paid outright payment or installments payment for my plot(s) and I'm no longer interested, can I get a refund?

**Answer:** YES, but it would be subjected to getting another buyer and less 30% administrative fee. A 3 months' period would be allowed for the vendor to process the payment. Also note that the refund will be made only after the plots(s) has been resold.

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

Subscriber's Name

Signature

Date



# Landmarks



EPE JUNCTION



EPE RESORT & SPA



MATER ECCLESIAE  
COLLEGE



LAGOS STATE CENTER  
FOR RURAL DEVELOPMENT  
AGENCY

