



MERCYLAND
ESTATE
P H A S E 4



Along Moniya- Iseyin
Expressway, Ibadan.

NOW SELLING

500 SQM

N1,500,000

~~N2,500,000~~

INITIAL DEPOSIT

N150,000

**6 Months
Interest Free**



**REGISTERED SURVEY
AND C OF O IN VIEW**

**INSTANT ALLOCATION
ON INITIAL DEPOSIT**

A DEVELOPMENT BY:



ASSURED WAY
INVESTMENT
LIMITED

APPLICATION FORM

Instructions:

Please, read this form carefully before filling

1. Complete this form in BLOCK LETTERS only.
2. Provide the accurate information only. (All information is treated as confidential)
3. Please, attach a recent passport photo.
4. This form MUST be completed in its entirety for processing.
5. Direct all enquiries to ASSURED WAY INVESTMENT LIMITED.
6. Your title documents will reflect the exact names provided here.
7. Any subsequent alterations to your documents after submission will incur a #10,000 fee.
8. Filling this form without a deposit does not establish a formal agreement between you and the company.

**MERCYLAND
ESTATE**
P H A S E 4



PERSONAL INFORMATION

Title : _____ Surname: _____

First Name : _____

Marital status : _____

Sex : _____

Date of Birth: Day: _____, Month: _____

Nationality : _____

Phone number(s) : _____

Email address: _____

Residential address : _____

Occupation : _____

Work address/office : _____

NEXT OF KIN INFORMATION

Name of next of kin : _____

Relationship with next of kin : _____

Next of kin's phone number : _____

Next of kin's email address : _____

OTHER INFORMATION

No Of Plots: _____

What Land size are you subscribing : 500SQM ☐

PAYMENT OPTIONS

Duration (Months): ☐ 0 – 6 Months interest-free ☐ 12 months 10% interest applicable

Purpose of Purchase

Residential: ☐ Commercial: ☐

For Realtors Use Only

Full Names

Phone Number:

Email:

Company Name:

Signature: _____

UNDERTAKING

I, whose particulars are stated in the attached form do hereby affirm that I have read and clearly understood the terms and conditions contained herein to be bound by the same.

I certify that all information given by me is true and correct to the best of my knowledge.

Subscriber's Signature: _____

Date: _____

ANTI-MONEY LAUNDERING POLICY

Assured Way Investment Limited – Declaration related to the combat against money laundering (AML) and terrorism financing (CFT) and in fulfilment of the Special Control Unit Against Money Laundering (SCUML) mandate.

I/We _____ ("the Client/Subscriber") (please insert the natural or corporate name of the Client/Subscriber above) hereby affirm that:

- a. The money paid by the Client/Subscriber to Assured Way Investment Limited Account is not the proceeds of crime.
- b. Both the Client/Subscriber and Assured Way Investment Limited are subject to and obliged to comply with all relevant laws, regulations, and lawful orders or directives related to the combat against money laundering (AML) and terrorism financing (CFT).
- c. The Client/Subscriber has implemented written procedures and control mechanisms to ensure compliance with anti-money laundering laws and regulations regarding the source of funds for transactions with Assured Way Investment Limited.
- d. The Client/Subscriber shall indemnify Assured Way Investment Limited for any loss or injury suffered by Assured Way Investment Limited or its employees arising from actions of law enforcement agencies, including the Judiciary.

Signed by the client/subscriber or client's/subscriber's representatives.

Name: _____

Address: _____

Position/Status: _____

Signature: _____

Date: _____

FAQ

Frequently Asked Questions

Q: Where is Mercyland Estate Phase 4 located?

A: Mercyland Estate Phase 4 is Located at Moniya, Ibadan and it is directly Facing Moniya Express Way.

Q: Who is/are the developer(s) of Mercyland Estate?

A: Assured Way Investment Limited

Q: What title does Mercyland Estate Phase 4 have?

A: Registered Survey and C of O (in view)

Q: Is there any encumbrance on the property?

A: The land is free from any known government claims or acquisition.

Q: What documents do I get after making Initial deposit ?

A: You get an offer letter, a receipt for the payment of the initial deposit and the contract of sale agreement once payment has been confirmed.

Q: What is the initial deposit for a plot ?

A: The initial deposit for 1 plot is N150,000

Q: What documents do I get after making Initial deposit ?

A: You get an offer letter, a receipt for the payment of the initial deposit and the contract of sale agreement once payment has been confirmed.

Q: Is there any other Statutory Fee?

A: No, no other fee is payable. The amount is all inclusive of

500 SQM: Survey - N430,000, Deed - N57,500, Developmental fee - N517,500.

Q: What do you mean by "the price is all inclusive?"

A: This means that the price stated on the flyer is inclusive of all company-related fees, such as Deed of Assignment, a Registered Survey Plan and Primary Developmental fees.

FREQUENTLY ASKED QUESTIONS

Q: Is the Purchaser (i.e. buyer) responsible for any government statutory fees on his/her purchased parcel of land?

A: Yes, the Purchaser shall be responsible for the payment of the title perfection and government statutory fees (which is not limited to estate layout, fencing permit and drainage layout) on the purchased parcel of land.

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

A: Allocation is done on either part or full payment for this estate.

Q: How accessible is Mercyland Estate Phase 4 ?

A: Mercyland Estate Phase 4 is 3 mins drive from the Moniya-Iseyin express road, which makes it a prime investment opportunity.

Q: When can I commence construction on my property?

A: After physical allocation of your plot and getting all necessary building plan approvals from Government agencies.

Q: Can I pay cash to your consultant? NO

Bank: FIDELITY BANK
Account Name: ASSURED WAY INVESTMENT LIMITED
Account Numbers:
Current Account: 4210037514 (NGN)
Domiciliary Account: 5250428920 (USD)
Domiciliary Account: 5250428951 (GBP)
Domiciliary Account: 5250429044 (EUR)



Bank: ZENITH BANK
Account Name: ASSURED WAY INVESTMENT LIMITED
Account Numbers:
Current Account: 1310648786 (NGN)
Domiciliary Account: 5074695332 (USD)
Domiciliary Account: 5061442064 (GBP)
Domiciliary Account: 5081164311 (EUR)



FREQUENTLY ASKED QUESTIONS

Q: Can I resell my plots) or property?

A: YES, but the company has to be duly informed for documentation.

Q: What is the size of the plot?

LAND SIZE	0 - 6 MONTHS
500SQM	N1,500,000

Q: When you are on your payment plan, after your initial payment, you are expected to

A: Pay the balance on monthly basis within the stipulated time frame. Non-payment of the total as at when due will be regarded as fundamental breach of agreement. This breach attracts an additional monthly five percent (5%) of the outstanding balance as default fee.

Where you fail to complete payment at the expiration of your payment plan, your plot reservation is forfeited automatically. Where the default spans for a period of 24 weeks after the due date the company shall be entitled to revoke the sale and refund less forty percent (40%) administrative charges. If you cannot complete your payment, a refund can be made.

However the refund will be made on the following conditions;

- 1.) early notification to the company of the inability to continue with the payment
- 2.) Refund will be made less 40% administrative charges.
- 3.) The vendor will be allowed a 24 Weeks period to process the payment.

Also note that the refund will be made only after such plot has been resold.

Q: If I paid outright or installments payment for my plots) and I'm no longer interested, can I Get a refund?

YES, less 40% administrative fee. A 24 Weeks period would be allowed for vendor to process the payment

Q: What if I can't afford to fully settle my outstanding balance on my current subscription and I want to switch/change to another or a lesser subscription/property, would there be any additional fee to incur?

A: Yes, there is a 10% charge on change in subscription.

FREQUENTLY ASKED QUESTIONS

Q: Is there any additional cost if I wish to transfer my property to another person?

A: Yes, there is a 5% charge on the total value of the mentioned property for transfer of ownership.

Q: If my payment plan has expired and I still wish to continue with payment for my land/property, is there any additional fee to incur?

A: As per company policy, there will be a 20% interest added to your outstanding balance, should you wish to continue with your land purchase payment.

Q: What other notable landmark surrounds the Mercyland Estate Phase 4?

A: Mercyland estate is directly facing the Ijaye Grammar school, Ibadan. Other major landmarks include the Moniya motor park, Obafemi Awolowo train station just about 15-20 minutes drive from the estate, the Ibadan inland dry port, the International Institute of Tropical Agriculture (IITA) about 30 mins drive away and the Ibadan Airport.



I accept and consent to the information provided in the FAQ and terms herewith. I acknowledge reading each page and receiving a copy of it.

Subscriber's Name: _____

Signature: _____

Date: _____



📍 10b, Godwin Omene Street, Lekki Phase 1, Lagos

📷 @assuredwayltd

🌐 Assured Way Investment Limited

📺 AssuredWayInvestmentLtd