



NUMERIX DEVELOPMENT LIMITED

Building Uniqueness into Housing.

Introducing Capital Estate

Capital Estate is a luxury community-neighbourhood of 664 Mixed Housing Units, consisting of two and three bedroom bungalows, 2 bedroom quadruplexes, 3 bedroom flats, 4 bedroom Semi Detached Duplexes and 5 bedroom Detached Duplexes, touching the beautiful Ibadan Metropolis located just outside the bustling capital of Oyo State, Ibadan and only 2 minutes drive from the city toll gate.

The complex is a private oasis zoned into 4 sectors with sector **A** boasting of an initial 200 unique Two and Three bedrooms semidetached bungalows. All Houses are to be finished to high international standards, with large open living rooms and bedrooms, leading out to spacious gardens, overlooking the hills.

Capital Estate boasts exclusive access into a gated complex with security measures, communal areas, large swimming pools, a gymnasium, a mini-market, landscaped gardens, children's playground and more. It is situated opposite Aramed Hospital, a private specialist hospital, which has a very enviable reputation in the medical industry.

The estate will have a state of the art recreation facility, set-up such as a club with its own swimming pool, a restaurant, a bar/pub and sports facilities and fenced in within the community neighbourhoods.

There will be an encompassing perimeter fence for the whole estate.

Inside the 4 Sectors will be the main arterial estate roads, to carry traffic in and out of the estate. Also, some of the other estate facilities, as given below, will be inside the encompassing perimeter fence but outside the community-neighbourhoods.

Designed by foremost architects in Nigeria and in the UK, who specializes in this type of developments, Capital Estate is the perfect residential and holiday place for you.

CAPITAL ESTATE FACILITIES

The facilities proposed for this project are of the highest international standards, with emphasis on continued and sustained service delivery. This is the standard that must be installed.

INCLUSIVE FACILITIES & SERVICES

Inclusive in the estate services to be paid for directly by the patrons, will be the following:

- Constant Electricity Supply
- Constant Potable Water Supply
- Dstv Connection To All Houses
- Wireless/Internet Connectivity
- Estate Intercom System
- Water Heaters In Every Wc
- 1 Neighbourhood Recreational Club with a Restaurant, Bar, Swimming/Pools, Lawn Tennis, Badminton & Squash Courts, Table Tennis Room, Etc.
- 5 Nos. Public Parks & Gardens



NUMERIX DEVELOPMENT LIMITED

Building Uniqueness into Housing.

- Storm Drainage
- Solar L.E.D. Street Lighting & General Illumination
- 25 Nos. Estate Shuttle Shelters & Stops
- Estate Security & Surveillance System
- Fire Fighting System
- Police Station
- Tarred Estate Roads & Drive Ways
- Refuse Collection & Disposal Service
- Perimeter Fence With Watch Towers
- Estate Clinic + Ambulance
- DAYCARE/NURSERY SCHOOLS
- PRIMARY SCHOOLS
- SECONDARY SCHOOLS
- PETROL STATIONS WITH SERVICE BAYS
-

The break down of the prices for the first set of houses in Phase 1 (in Millions of Naira) are as follows.

House Types (N. million)

2bed semi detached 6m plus 10% Administrative/Agency/Legal fees
3bed semi detached 8.3m plus 10% Administrative/Agency/Legal fees

Payment Timelines

Initial 10-20% deposit + 5% fees as stated above by 1st June 2009
2nd instalment 40% deposit + 5% fees as stated above by 1st December 2009
3rd instalment 30% deposit by 1st March 2010
4th instalment - Balance on completion by 1st June 2010

Federal Mortgage Bank Mortgages available for 20-25 year repayment period at 6% per annum upon payment of 10% deposit via our PMI's (Primary Mortgage Institutions)

Conditions

Allocation would be on a 1st come 1st serve basis.
Installmental payments allowed. i.e. by post dated cheques only.
After the 1st & 2nd payments an agreement will be drawn to be executed between the parties herein

Interested parties are at liberty to make full payment upfront where desired or make payments in less than the number of instalments stated above.

Mortgage Facilities can be arranged through our partner PMI's and Finance Institutions



NUMERIX DEVELOPMENT LIMITED

Building Uniqueness into Housing.

Completion date for the 1st phase of the Housing Estate

The 1st phase of the housing estate would be completed by 1st June 2010

Location of Housing Estate

Opposite Aramed Hospital, Lagos Ibadan Express Way

Composition of the Houses

The prices paid covers the following : -

Completed housing units with short parameter fence, carpentry works (kitchen, wardrobes, doors), fixtures & fittings (bathrooms, toilet, kitchen sinks)

Views of the houses are available online at <http://www.numerixdevelopment.com/3D-Images-of-Estate.php>



NUMERIX DEVELOPMENT LIMITED

Building Uniqueness into Housing.

APPLICATION FORM – Via Nigus Properties (1% Deposit Discount)

Please complete this application form in BLOCK LETTERS

1. PERSONAL DETAILS

Title: Mr/Mrs/Miss/Dr etc

Surname..... Other Names.....

Home Address.....

Tel No.....Mobile.....Fax NoEmail address.....

Sex: Male/ Female Signature.....

I certify that I am 18 years of age by signing above.

2. EMPLOYMENT DETAILS

Occupation....., Official designation.....

Name of Employer.....

Office Address.....

3. SUBSCRIPTION DETAILS

House Type Desired:

Number of Houses/ Type required:

4. PAYMENT DETAILS (please tick appropriately)

Payment plan:

5% TOTAL FEES AMOUNT:

10-20% DEPOSIT AMOUNT:

INSTALLMENTAL PAYMENT AMOUNT:



NUMERIX DEVELOPMENT LIMITED

Building Uniqueness into Housing.

Deposit option:

Cash

Bank draft.....

5. **SUBSCRIBERS SIGNATURE**.....

6. **DATE**.....

PURCHASE PROCEDURES:

1. Fill the subscription form clearly and boldly.
2. Indicate your preference of house type and payment plan.
3. Make your cheque payable to **NUMERIX DEVELOPMENT LIMITED.**
4. **ONE** passport photograph which **MUST** be signed at the back and dated
5. A copy of the teller used in making your payment should also be attached to the form.
6. A receipt of deposit will be given once we confirm receipt of the funds.
7. A formal contract will be issued upon payment of the 2nd deposit.
8. Allocation papers will be issued within 2 weeks of receipt of signed contract