



APA COMMUNITY IMODI OFF IKORODU IJEBU ODE
ROAD OGUN STATE.

CONSENT FORM & FAQ

Developed
by:



AUSPICIOUS PROPERTIES

INSTRUCTIONS

1. You are required to read through the application form and terms and conditions before appending your signature and filling in your details in any part of this document.
2. All information shall be treated as confidential and for official use only.
3. Where you elect to subscribe to our product you are required to pay only to Auspicious properties designated accounts.
4. We advise that you fill your name and address on this form with the exact details as you want it to appear on your title documents.

Individual Subscription

Title: _____ Surname: _____

Firstname: _____

Other Names: _____

Residential Address: _____

Passport
Here

Phone No: _____ E-mail: _____

Date Of Birth: _____ Nationality: _____

Marital Status: _____ Occupation: _____

Work Place: _____ Work Place Address: _____

Means Of Identification

- ☐ International Passport ☐ National ID Card ☐ Driver's License | Permit
☐ Voter's Card ☐ Others

Source Of Fund For
Property Purchase _____

Next Of Kin Information

Name Of Next Of Kin: _____

Relationship: _____ Phone No: _____

Address: _____

E-mail: _____

Number of plots

Corner piece

Yes

☐

No

☐

Preferred NO

500sqm

☐

ACRE

☐

HECTARE

☐

Do you want Company to farm for you YES

☐

NO

☐

IF YES PROVIDE ACCOUNT INFO:

Acceptance & Undertaking

I _____ whose particulars are as stated in the attached application form do hereby affirm that I have read and clearly understand the terms and conditions contained herein and intend to be bound by same. I certify that all information given by me is true and correct to the best of my knowledge.

Signature Of Applicant(s)

Date

Corporate Subscription

Company Name: _____ Industry: _____

Address: _____

Phone No: _____ Email: _____

Please Tick Provided Documents

☐ Copy Of Certificate Of Incorporation ☐ Board Resolution Authorizing Purchase

☐ Form CAC 7 [particulars of director] ☐ Directors Valid ID [At least 2]

Acceptance & Undertaking

We, whose particulars are as stated in the attached application form do hereby affirm that we have read and clearly understand the terms and conditions contained herein and intend to be bound by same. We certify that all information given by us is true and correct to the best of our knowledge.

Signature Of [Director 1]

Signature Of [Director 2/ Secretary]

Date

FAQs

Where is the farm located?

The ZARA FARM CITY is situated at Apa Community Imodi Ijasin Ikorodu Ijebu ode road , Odogbolu Ogun state

What is the main purpose of this project?

The project allows subscribers to acquire residential land within the estate. Subscribers may, at their discretion, lease the land back to the company for farming operations. This arrangement ensures subscribers retain ownership of their land while the company uses it for Agric activities.

Is there any encumbrance on the land?

No. The land is completely free from all known encumbrances and adverse claims.

What is the security on the land?

Upon initial deposit, buyers will receive a Receipt of Payment and Contract of Sale within 48 hours. Within 45 days after full payment of the land cost and statutory charges, you will receive your Survey, Allocation Letter, and Deed of Assignment.

Ownership & Guarantee Includes:

- Premium Land and 25% rental income year on cost of land.
- Free farm management (optional)
- Money-back guarantee if allocation is not completed within 6–12 months of full payment

Who Manages the farm on the land after i lease it back?

Auspicious Properties limited has a dedicated team of farming and management experts who will manage the operational activities on the leased land. subscribers do not take part in the day to day farm management.

What happens when the farm starts producing

Farm management remains optional. If you choose Auspicious , we will handle Farming harvesting, processing, and Sales, while you relax and enjoy your ROI

Is There A Discount For Bulk Purchases?

Yes. Bulk purchase discounts are available at the Company's discretion.

Can I pay to your consultant or staff?

No payment (whether in cash or mobile/online transfer) should be made to any consultant All payment MUST be made in respect of
Account name: Auspicious Properties Limited
Account Number: 1211862063
Bank Name: Zenith Bank

Account Name: Auspicious Properties Limited
Account Number: 1305051409
Bank Name: Providus Bank

NB: Auspicious Properties shall not accept any responsibility for any liability resulting in payment made to any other account or consultant.

Can I build on my land when it's habitable .

Yes you can build on your land upon getting your building approval.
NB: If you are not allocated within 6–12 months of full payment, you will be refunded your full payment plus 30% interest.

What happens if i decide to sell my land?

Subscribers remain free to transfer or sell their land. However, any sale will be subject to the existing leaseback arrangement with the company, which continues to run with the land until the agreed term expires

Do you have any ethical commitment on the property?

Yes. If it is discovered that any payment made toward the property originated from proceeds of crime or illegal activities, the Company will report the transaction to the relevant authorities and comply with all directives without recourse to the subscriber.
By signing, you affirm that all funds used in this transaction are legitimate.

What happens if I default on my payment plan?

If you default on a 0–6 month plan, subscriber will be automatically moved to a monthly extended plan, attracting an additional 10% charge.
If you default on a 0–12 month plan without prior notification, your contract will be terminated.

Can I build anytime on my land?

No. The land is earmarked exclusively for farming within the first 3 years. However, you may sell your land at an appreciated value or build after 3 years or renew the farming contract .

Can I spread my payment for more than 3 months?

Yes, subject to upgrade charges and default on a 0–3 month plan results in automatic upgrade to a 0–6 month plan with 10% additional charges.

When should I indicate interest in farm management?

Upon completion of payment, you will be issued a Farm Management Agreement detailing management terms.

How will I get my Return on investment ?

You will be paid directly into your bank account details provided 12 months from the date of allocation.

Can Auspicious intercrop on my land?

Yes. Auspicious will intercrop all lands according to expert advice.

Can i take back possession of my land before the lease term expires?

no, once the land is leased back, the company has exclusive rights of use for the agreed term. However, at the expiration of the lease term, full possession reverts to the subscriber.

What risk should i be aware of?

1. Crop failure due to pest, diseases, or weather conditions.
2. Flunctuations in market prices for farm produce
3. Delays in cultivation or sales.

These risks may reduce or eliminate the returns for a given farming cycle.

Can I decide to use my land personally with farming on it?

Yes. You can use your land for your personal interests, however farm contracts will not be issued to you therefore no Rental income will be paid either.

·Zara Farm City is Organized Agro City Structure that integrated agro-city with zones for living, working, recreation, and commerce.

·Infrastructure: Includes perimeter fencing, CCTV surveillance, security housing, earth roads, recreation centers(lawn tennis □ court, football field, solar street lights.

Amenities: Features,

mall, and commercial spaces.

Security: 24/7 security personnel and monitoring systems.

Development Potential: Designed to attract residents, investors, and businesses, ensuring faster appreciation and broader economic activity.



1. All payments shall be made only through the Company's designated payment channels in favour of AUSPICIOUS PROPERTIES . Under no circumstances should cash be paid to any Company officer, agent, or staff.
2. Where you are on an approved payment plan, you must remit the balance monthly within the stipulated timeframe. Failure to pay in full as and when due constitutes a breach of contract, which may result in termination or revocation of the agreement.
3. The Company shall provide a layout for the Zara Farm City project.
4. Installment payments may only be spread over 3, 6, or 12 months. The land is designated for RESIDENTIAL PURPOSES, however farming will be done on it pending when estate is habitable for a period of 3 years and renewable.
5. Where you are on a payment plan for an estate, statutory fees must be paid within six (6) months of completing your land payment. Non-payment of statutory charges within this period will constitute a fundamental breach of agreement. Allocation and statutory documents shall only be issued upon full payment of both land and statutory fees.
6. Auspicious Properties is the sole developer and manager of the Farm. Only Assetrise may subcontract facility management functions to third parties. All amenities installed in the estate for public use are the property of and shall be managed solely by AUSPICIOUS PROPERTIES .
7. If the company fails to allocate land to the subscriber within 6-12 months after full payment, the subscriber shall be entitled to a refund of the purchase price plus 30% compensation
8. The Company reserves the right to amend these Terms and Conditions where necessary to reflect economic changes in the operational and regulatory landscape of the agricultural real estate sector.

ANTI MONEY LAUNDERING POLICY

Subscribers confirm that all funds invested towards this subscription are from lawful sources and comply with the requirements of the special control unit against money laundering and applicable anti money laundering laws. subscribers agree to provide verification documents when required and acknowledge the company's right to decline or terminate any subscription where there is reasonable suspicion of a breach of these laws.

FAQ & CONSENT FORM

About Earnings

Zara Farm City operates an equity ownership model, not a debt instrument. Profits are projected annually based on Farm yield and prevailing market prices for farm produce.

Zara Farm is strictly on Cash Crops (Cassava, Potatoes, Peppers , Vegetables, Fruits (Watermelon Cucumber), etc.) Short cycle crops that can start yielding within 12 months, with the potential for multiple harvests yearly.

What return will i receive from leaseback?

Upon fruiting, the Company shall harvest, process, and sell the produce within a period of six (6) to 1 year . Your return on investment is base on 25% of land purchased value. Eg if you have 1 acre of land (cost N27,000,000 x 25%) ROI N6,750,000 annual for the first 3 years instead of leaving the land idea .

Is the 25% return guaranteed?

No, the return is dependent on the success of the farming operations. If crops fail or market sales are unfavorable, the return may be lower or not payable atall.

Disclaimer.

I acknowledge that the provisions of this application and consent form shall be construed together with all other agreements i may execute with Auspicious properties limited in connection with my subscription, and collectively they shall form a unified body of obligations binding on me.

This scheme involves land acquisition with an optional farming leaseback. Returns of up to twenty five percent are dependent on sucessful farming cycles and sales proceeds, and are not fixed or guaranteed. It is not a collective investment scheme, deposit taking arrangement, or guartanteed return scheme. The company does not promise fixed yields or profits, and all investment decisions are made at the subscribers discretion.

THEREFORE, THAT I HAVE READ AND UNDERSTOOD ALL THE TERMS HEREWITH AND I AGREE TO BE BOUND BY SAME

Subscriber's Name

.....

Signature.....

Date.....