

AIDENVILLE ESTATE PHASE 1 SUBSCRIPTION FORM

Personal Details

Mr./Mrs./Dr.	
Last Name	
Middle Name	
First Name	
Date & Place of Birth	
Nationality	
Phone Number	
Email	
ID / Passport Number	

Home Address

House No.	
Street Name	
City	
State/Region	
Post Code	

Employment Details

Status	
Employer/Business	
Address	
Phone Number	

Next of Kin

Name	
Phone Number	
Email	

Please attach a copy of your Photo ID: e.g., National ID Card, Passport Data Page or Driver License***

Diamond Realty Limited
 Aidenville Estates
 PO Box 448, Buea
 New Bonako, SWR - Cameroon



OFFER	Outright Payment		6 Months Spread		12 Months Spread
Residential Plot (500 sqm)	XAF 9,990,000		XAF 10,489,500		XAF 10,989,000
Commercial Plot (500 sqm)	XAF 12,000,000		XAF 12,600,000		XAF 13,200,000

INITIAL DEPOSIT

Amount in Fig: _____

Amount in words: _____

Realtor's Name: _____

Realtor's Phone Number: +237 6 82 85 9009

Kindly tick in the box below the residential house type of your choice.

Bungalow: Sanzo ☐ Nda ☐ Annex ☐

Duplex: Musaka ☐ Nfon ☐ Other ☐

Town Home: ☐

Terrace: ☐

Tel +237 6 82 85 9009
Tel +237 6 95 72 3371

Aidenville Estates
 New Bonako, SWR

www.diamondrealty.estate
info@diamondrealty.estate

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Initials:

AIDENVILLE ESTATE PHASE 1 - FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

Question: WHERE IS AIDENVILLE ESTATE PHASE 1 LOCATED?

Answer: Aidenville Estate Phase 1 is located in New Bonako, 18km West of Douala; along the Tiko-Douala highway; Tiko sub division, SW Region, Cameroon

Question: WHO ARE THE OWNERS / OF AIDENVILLE ESTATE PHASE 1?

Answer: Diamond Realty Company Limited

Question: WHAT TYPE OF TITLE DOES AIDENVILLE ESTATE PHASE 1 HAVE ON THE LAND?

Answer: Master Land Title.

Question: ARE THERE ANY ENCUMBRANCES ON THE LAND?

Answer: The Land is free from government acquisition and adverse claim.

Question: WHAT IS THE PAYMENT STRUCTURE?

Answer: 0-30 Days / 10M , 6 month spread is plus 5% of full asking price, while 12-month spread is plus 10% of full asking price. Initial deposit is 3M

Question: WHAT IS THE SIZE OF A PLOT?

Answer: Varies, but usually 500sqm.

Question: WHAT OTHER PAYMENTS DO I MAKE APART FROM PAYMENT FOR THE Land?

Answer: 20% of full asking price will be charged for Survey and Title deeds; and a one-time developmental fee of XAF 750,000.

Question: WHEN DO I MAKE THE OTHER PAYMENTS?

Answer: Fees for Survey and Title Deeds should be paid **immediately** after land purchase. The developmental fee will need to be paid before construction begins.

Question: WHAT ARE THE INFRASTRUCTURE EXPECTED TO BE PUT IN PLACE?

Answer: Drainage Systems, Electricity/street lighting, Water supply, waste management system, Paved Roads, Perimeter Fencing.

Question: WHAT DO I GET AFTER INITIAL PAYMENT FOR THE LAND?

Answer: Offer letter, receipt and payment plan for outstanding balance.

Question: WHEN WILL MY PLOT BE ALLOCATED TO ME?

Answer: Once payment for the plot of land has been made in full (inclusive of payment for the title deeds and Survey Plan) the plot will be allocated within 48 hours

Question: How much is Corner piece and what is the size?

Answer: The Size of corner piece varies; however, the amount will be prorated using the amount per square meter at the point of purchase plus an additional XAF 1,000,000 premium.

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Question: CAN I START CONSTRUCTION OF BUILDING IMMEDIATELY ON MY PLOT?

Answer: Construction can commence after complete payment for land, survey and title deeds and Development fee. However, working drawings have to be submitted and approved by Aidenville Design Review Committee. Tiko Rural Council Building Approval will be done at a fee before construction or fencing can start.

Question: IS THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

Answer: Yes, all working drawings must be submitted to, and approved by Aidenville Design Review Committee and then by Tiko Rural Council.

Question: CAN I RESELL MY PLOT/ PROPERTY?

Answer: Yes, a subscriber who has paid up on their property can resell their property. However, approval must be granted by Diamond Realty Company Ltd. We will require the re-seller to furnish the company with details of the buyer to update our database.

Question: CAN I PAY TO YOUR AGENT?

Answer: No. All payments should be made to Diamond Realty Company Limited at its designated banks. Cheque(s) should be issued in favor of Diamond Realty Company Limited. We shall not accept any responsibility for any liability that may arise as a result of deviation from the above instruction.

Question: WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND?

Answer: Yes. Refund may be possible but less an administrative fee of 25% of full asking purchase price. In a situation where the purchaser has not paid up to 25% of the full asking purchase price, there shall be no refund of any monies paid. A letter should be written to the management stipulating your intent to discontinue with the purchase. Payments will be refunded within 90 days of receiving your letter and all other sales agreement in your possession.

Question: CAN I HAVE A SURVEY FOR MORE THAN ONE (1) PLOT?

Answer: Yes, however payments will be made per purchased plot.

Question: WHAT IS THE MINIMUM SQM OF PLOT I CAN ACQUIRE?

Answer: the minimum lot size is 500 sqm.

THE INFORMATION PROVIDED, FAQs AND TERMS HERewith IS ACCEPTABLE AND CONSENTED TO BY ME. I ACKNOWLEDGE RECEIVING A COPY OF IT. I hereby confirm that the information I have willingly provided on this form is true and accurate.

Subscriber's name _____

Signature _____ Date: _____

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Bank Account Details:

Bank	Account Name	Account Number
United Bank Of Africa (UBA)	Diamond Realty Company Limited	09011000252
Azire Cooperative Credit Union	Diamond Realty Limited	3730066331301

International Wires:

Bank Name & Address: United Bank Of Africa Cameroon SA

1719, Boulevard de la Liberté

B.P. 2088, Douala, Cameroon

Account Number: 09011000252

IBAN : CM21-10033-05209-09011000252-49

Swift Code: UNAFCMCX

Beneficiary Name & Address: Diamond Realty Company Limited

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