

**STARCREST****Palm Estate**

Building legacy through palm oil...

A DEVELOPMENT BY ASTRACREST INVESTMENT LTD

PERSONAL INFORMATION

| | | | | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|----------|--------------------------|----------------|--------------------------|--------|--------------------------|
| TITLE: | | SURNAME: | | PASSPORT | | | | | |
| FIRST NAME: | | OTHER NAME: | | | | | | | |
| SEX: MALE: | <input type="checkbox"/> | FEMALE: | <input type="checkbox"/> | | DATE: | | | | |
| MARITAL STATUS: SINGLE: | | <input type="checkbox"/> | MARRIED: | | <input type="checkbox"/> | DIVORCED: | <input type="checkbox"/> | OTHER: | <input type="checkbox"/> |
| NATIONALITY: NIGERIA: | | <input type="checkbox"/> | FOREIGNER: | | <input type="checkbox"/> | DATE OF BIRTH: | | | |
| RESIDENTIAL ADDRESS: | | | | | | | | | |
| | | | | | | | | | |
| EMAIL: | | | | | | | | | |
| MOBILE 1: | | | MOBILE 2: | | | | | | |
| MEANS OF IDENTIFICATION: | | | ID NUMBER: | | | | | | |

SUBSCRIPTION

ESTATE: STAR CREST PALM ESTATE

| |
|--|
| FARM SIZE: NUMBER OF PLOTS/ACRES/HECTARES: |
|--|

PAYMENT OPTION

☐ 0-3 MONTHS ☐ 4-6 MONTHS

FARM MANAGEMENT OPTION

PLEASE INDICATE YOUR PREFERRED CHOICE (TICK ONE):

- ☐ **COMPANY MANAGED:** I AUTHORIZE ASTRACREST INVESTMENT LIMITED TO MANAGE MY FARM ON MY BEHALF FOR AN ANNUAL MANAGEMENT FEE AS AGREED.
- ☐ **SELF MANAGED:** I WILL PERSONALLY HANDLE THE MANAGEMENT OF MY FARM.

NEXT OF KIN:

| | |
|------------|--------|
| FULL NAME: | |
| MOBILE: | EMAIL: |

AGREEMENT & UNDERTAKEN

I, _____, A SUBSCRIBER TO STARCREST PALM ESTATE, CONFIRM THAT THE INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT. I ACKNOWLEDGE MY OBLIGATION TO PAY ALL INSTALLMENTS AS AND WHEN DUE, AND I UNDERSTAND THAT FAILURE TO MEET MY PAYMENT OBLIGATIONS MAY RESULT IN FORFEITURE OR CANCELLATION OF MY SUBSCRIPTION.

I FURTHER AGREE THAT ANY REFUND WILL BE SUBJECT TO A 30% ADMINISTRATIVE FEE, AND THAT IF ANY INFORMATION PROVIDED BY ME IS FOUND TO BE FALSE OR MISLEADING, MY SUBSCRIPTION MAY BE TERMINATED AND PENALTIES APPLIED.

SUBSCRIBER'S SIGNATURE

DATE

FOR REALTORS USE ONLY

REALTORS NAME:

REALTORS MOBILE:

REALTORS EMAIL:

DATE:

REALTORS GROUP:

CID NUMBER:

SUBSCRIBER'S SIGNATURE

DATE

FAQ

1.

Q

Project Location?

A

Alabata, Funaab, Ogun State.

2.

Q

Who are the developers?

A

Astarcrest Investment Limited.

3.

Q

What is the title on the land?

A

Registered Survey and C of O in view.

4.

Q

Landmarks?

A

Federal University of Agriculture, Federal College of Education Osiele, Ogun River, Basin Development, Omu Resort Zoo.

5.

Q

What do I own if I invest in Starcrest Palm Estate?

A

You will own the land, the oil palm trees, and the produce.

SUBSCRIBER'S SIGNATURE

DATE

FAQ

6.

Q How do I plant my palm kernel?

A Seedlings and planting are handled free by Astracrest Investment Limited for subscribers upon 50% down payment is made.

7.

Q How often will I receive updates on the project?

A We provide monthly updates at the end of each month, keeping you informed about the progress of your farm and the overall estate. This ensures you always know what's happening with your investments.

8.

Q What species of Oil Palm seed are being planted in Starcrest Estate?

A F1 Tenera Oil Palm seedlings, which yield more oil, are disease resistant, and produce higher yield compared to locally pollinated seedlings.

SUBSCRIBER'S SIGNATURE

DATE

FAQ

9.

Q How long will it take the palm tree to start fruiting?

A F1 Tenera seedlings typically begin to fruit within 2 years. However, for optimal yield and full-scale commercial production, harvesting is expected to begin around the 3rd year mark.

10.

Q How is the farm management like?

A We focus on managing the farm for the first 3 years, which covers establishing and growing the oil palm until it begins fruiting. During this period, harvesting isn't included. After 3 years, clients may choose to include us in the harvesting phase or manage it themselves. Management within the first 3 years is optional. Clients can either subscribe to our paid management service or handle it on their own.

SUBSCRIBER'S SIGNATURE

DATE

FAQ

11.

Q What is the farm management structure?

Astracrest Investment Limited has a structured farm management system which covers:

- A**
- Land clearing and maintenance
 - Planting and replanting (where necessary)
 - Fertilizer application and pest control
 - Security on the farm
 - Harvesting (subject to review once the palm tree begins to fruiting)

12.

Q Do I have to use the company farm management service?

A No. After allocation and planting, you may choose to manage your farm personally if you prefer.

SUBSCRIBER'S SIGNATURE

DATE

FAQ

13.

Q What if I want the company to manage my farm?

A You can opt for our farm management services at the fee of 80,000 per plot per year. This covers routine care, monitoring, and general upkeep to ensure your investment grows properly.

14.

Q Can I switch from self-management to company management later?

A Yes, you can request to switch at any time, provided management fee are paid in full for the year of service.

15.

Q What happens if I choose to manage the farm myself?

A You will be fully responsible for the care, monitoring, and upkeep of your farm. The company will not be liable for any neglect, loss, or reduced yield resulting from self-management.

SUBSCRIBER'S SIGNATURE

DATE

FAQ

16.

Q Is the farm management fee fixed?

A The current fee is 80,000 per plot per year. It may be reviewed periodically to reflect operational costs. Subscribers will be informed of any changes in advance.

| Plot Size | Farm management fee | Duration |
|----------------------|---------------------|----------|
| 3 plots | 240k | 1 Year |
| 6 plots (1 acre) | 480k | 1 Year |
| 2 acres (12 plots) | 960k | 1 Year |
| 1 hectare (15 plots) | 1.2M | 1 Year |

17.

Q Does the farm management include harvesting and sales?

A No, the farm management fee covers clearing, maintenance, planting, replanting, fertilizer application, pest control, and security. Harvesting isn't included. Clients may harvest by themselves and 100% of the produce belongs to them. However, if the client wants the company to handle harvesting, this can be discussed separately under agreed terms.

SUBSCRIBER'S SIGNATURE

DATE

FAQ

18.

Q What happens if I don't renew my Management fee?

Renewal of the annual management fee allows us to continue managing your farm. If you decide not to renew, you will then take full responsibility for the management of your farm.

A We only ask that you kindly inform us in advance (at least 1-2 months before the agreement ends) so we can plan a smooth handover and ensure your farm operations are not disrupted.

19.

Q What documents will I receive upon completion of payment and allocation?

A You will receive a deed of assignment, survey plan, and allocation letter.

20.

Q What documents will I receive upon payment of farm management?

A You will receive a farm management agreement.

SUBSCRIBER'S SIGNATURE

DATE

FAQ

21.

Q Can I visit the project at any time?

A Yes, you can visit at any time. Simply notify us if you wish to visit independently or join us during one of our scheduled visits.

22.

Plots/Acres Payment Plans

| Duration | 3 Plots | 1 Acre | 2 Acres | 1 Hectare | 2 Hectares |
|--------------|---------|--------|---------|-----------|------------|
| 0 – 3 months | 3M | 6M | 12M | 15M | 30M |
| 0 – 6 months | 3.5M | 6.5M | 13M | 16M | 31M |

PAYMENT ALL INCLUSIVE

1308264600



PROVIDUSBANK

ACCOUNT NAME

**ASTRACREST
INVESTMENT LIMITED**

SUBSCRIBER'S SIGNATURE

DATE

FAQ

23.

Q What document will I receive upon purchasing the land?

A Upon purchase, you will receive a contract of sales, a letter of acknowledgement, and a payment receipt.

24.

Q When will I receive allocation of my land?

A Allocation shall be communicated to every subscriber upon confirmation that all required payments have been made in full. These payments include the total cost of plots of land, developmental fee, deed of assignment, and survey plan. Land will be allocated in line with approved layout, and once cultivation of the subscriber portion is completed, a physical inspection will be arranged to ensure proper identification of allocated plots.

SUBSCRIBER'S SIGNATURE

DATE

FAQ

25.

Q What is the projected yield of Starcrest Palm Estate?

| Plot Size | Projected Yield | Projected Revenue/Year |
|-----------------------------|---------------------|------------------------|
| 3 Plots (30 palm trees) | 600 Litres of oil | ₦1.8m – ₦3.5m |
| 1 Acre (60 palm trees) | 1,200 Litres of oil | ₦3.6m – ₦7.0m |
| 2 Acres (120 palm trees) | 2,400 Litres of oil | ₦7.2m – ₦14.0m |
| 1 Hectare (150 palm trees) | 2,965 Litres of oil | ₦9.0m – ₦17.3m |
| 2 Hectares (300 palm trees) | 5,930 Litres of oil | ₦17.8m – ₦34.6m |

26.

Q When will I start earning from my investment?

A

You can begin earning in the 4th year, after the seedlings have fruited.

SUBSCRIBER'S SIGNATURE

DATE

FAQ

27.



What are the risks involved and how will they be mitigated?

Government Risk: Policy and Regulatory Changes Mitigation:

- ✓ Due diligence has been conducted to ensure the land is free from government encumbrances
- ✓ Proactive engagement with government officials will help us stay updated on regulations and address potential challenges

Security Risk: Theft and Vandalism Mitigation:

- ✓ We will implement comprehensive security measures, including fencing, surveillance systems, and trained security personnel.
- ✓ Collaboration with local law enforcement and community engagement will ensure swift responses to security incidents. Our community development efforts will strengthen relationships with local residents, reducing the likelihood of criminal activity.

28.



What are features in Starcrest Palm Estate?

A

- Irrigation
- Farm storehouse
- Farm security
- Perimeter fence and gatehouse
- CCTV cameras

SUBSCRIBER'S SIGNATURE

DATE

FAQ

29.

Q Transaction Process

- Full subscription form
- Payment for land
- Issuance of contract of sales, receipt, and invoice
- A** • Issuance of allocation letter, survey, and deed upon allocation
- Issuance of farm management agreement (issued exclusively to paying subscribers)
- Allocation

30.

Q Reselling / Change of Ownership

Subscribers who have fully completed payment for their plots may resell to a third party. However, the company must be duly notified, and a processing fee of ₱50,000 will be charged to cover the change of ownership.

The seller is also required to return the original documents issued at the time of purchase.

A Please note that the new subscriber shall pay additional cost for deed of assignment and survey to enable us prepare same in his name.

Important note: The Astracrest investment limited does not resell plots for subscribers.

SUBSCRIBER'S SIGNATURE

DATE

PAYMENT DEFAULTS

FOR SUBSCRIBERS ON INSTALLMENT PLANS, A GRACE PERIOD OF 30 DAYS IS ALLOWED AFTER THE DUE DATE OF PAYMENT.

IF PAYMENT IS STILL NOT MADE AFTER THIS PERIOD, A 5% LATE PAYMENT CHARGE WILL BE APPLIED.

IT IS IMPORTANT THAT SUBSCRIBERS NOTIFY THE COMPANY IN WRITING IF THEY ANTICIPATE A DELAY, IN ORDER TO QUALIFY FOR THE GRACE PERIOD. IF PAYMENT DEFAULT EXTENDS BEYOND 3 MONTHS, ASTRACREST INVESTMENT LIMITED RESERVES THE RIGHT TO REVOKE THE SUBSCRIPTION AND REFUND PAYMENTS ALREADY MADE, SUBJECT TO A 30% ADMINISTRATIVE DEDUCTION.

REFUNDS

PROCESSING OF LAND REFUNDS TAKES 90 – 120 DAYS

A 40% ADMINISTRATIVE FEE WILL BE DEDUCTED FROM AMOUNT PAID

REFUND REQUESTS CAN ONLY BE MADE WHILE PAYMENT FOR THE LAND IS STILL ONGOING (WITHIN THE SUBSISTENCE OF THE PAYMENT PLAN

CAN I PAY INTO AN AGENT'S ACCOUNT?

NO. ALL PAYMENTS MUST BE MADE DIRECTLY INTO COMPANY DESIGNATED ACCOUNT ONLY. ASTRACREST INVESTMENT LIMITED WILL NOT BE HELD RESPONSIBLE FOR ANY LOSS ARISING FROM PAYMENT MADE INTO UNAUTHORIZED OR PERSONAL ACCOUNTS.

ENFORCEMENT

BY SIGNING THE ... FORM, BOTH THE COMPANY AND THE SUBSCRIBER AGREE TO BE BOUND BY ITS TERMS AND CONDITIONS.

HOW TO MAKE PAYMENT

ALL PAYMENTS SHOULD BE MADE DIRECTLY INTO THE OFFICIAL BANK ACCOUNT(S) OF ASTRACREST INVESTMENT LIMITED

CHEQUES MUST BE ISSUED IN THE NAME OF ASTRACREST INVESTMENT LIMITED

THE COMPANY WILL NOT ASSUME LIABILITY FOR ANY ISSUES ARISING FROM FAILURE TO COMPLY WITH THE ABOVE PAYMENT INSTRUCTIONS

ACCOUNT DETAILS:

ACCOUNT NO

1308264600

BANK



PROVIDUSBANK

ACCOUNT NAME

ASTRACREST INVESTMENT LIMITED

I HAVE READ AND UNDERSTOOD ALL THE TERMS, CONDITIONS
AND INFORMATION CONTAINED HERewith ALONGSIDE THE
ATTACHED APPLICATION FORM. I ACCEPT AND CONVENANT TO
BOUND BY THE SAID TERMS AND CONDITION

SUBSCRIBER'S NAME

SUBSCRIBER'S SIGNATURE

DATE



STARCREST **Palm Estate**

**BUILDING LEGACY
THROUGH PALM OIL**



A DEVELOPMENT BY:



Astracrest
INVESTMENT LIMITED