

# A DEVELOPMENT BY ASTRACREST INVESTMENT LTD

## PERSONAL INFORMATION

TITLE:	SURNAME:		<b>PASSPORT</b>
FIRST NAME:	OTHER NAME:		
SEX: MALE: <input type="checkbox"/> FEMALE: <input type="checkbox"/>	DATE OF BIRTH:		
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"/>			
RESIDENTIAL ADDRESS:			
EMAIL:			
MOBILE 1:	MOBILE 2:		
MEANS OF IDENTIFICATION:	ID NUMBER:		

## SUBSCRIPTION

ESTATE: STARCREST THE ANNEX

FARM SIZE:  1 PLOTS  2 PLOTS  3 PLOTS  1 ACRE  2 ACRES  3 ACRES  5 ACRES  
 1 HECTARE  2 HECTARES  5 HECTARES

WHICH PLANTATION WOULD YOU LIKE TO KEY INTO?  PLANTAIN  COCONUT  OIL PALM

PAYMENT OPTION  3 MONTHS  6 MONTHS

## PLOTS/ACRES PAYMENT PLANS

Duration	1 Plot	2 Plots	3 Plots	1 Acre	2 Acres	3 Acres	5 Acres	1 Hectare	2 Hectares	2 Hectares
0-3 months	950k	1.9M	2.850	5.7M	11.4M	17.4M	34.2M	14.250M	28.5M	71.250M
0-6 months	1.2M	2.150M	3.1M	6.2M	11.9M	17.7M	35.2M	15.250M	30M	73.250M

SUBSCRIBER'S SIGNATURE

DATE

## 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:

GMAIL:

## CURRENT EMPLOYMENT DETAILS:

EMPLOYER:

POSITION HELD:

MOBILE:

ADDRESS:

## AGREEMENT & UNDERTAKEN

I, \_\_\_\_\_, A SUBSCRIBER TO STARCREST ANNEX AGRO 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:

# ACCOUNT DETAILS:

ACCOUNT NO

**1029600473**

BANK



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

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SUBSCRIBER'S NAME

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SUBSCRIBER'S SIGNATURE

---

DATE

# ANTI MONEY LAUNDERING DECLARATION

**ASTRACREST INVESTMENT LIMITED - DECLARATION RELATING TO THE COMBAT AGAINST MONEY LAUNDERING (AML) AND COMBATING THE FINANCING OF TERRORISM (CFT).**

**I/WE, \_\_\_\_\_ (“THE CLIENT”) (PLEASE INSERT THE NATURAL OR CORPORATE NAME OF THE CLIENT ABOVE).**

**HEREBY CONFIRMS THAT:**

**THE MONEY PAID BY THE CLIENT TO ASTRACREST INVESTMENT LIMITED ACCOUNT IS NOT A PROCEED OF CRIME.**

**BOTH THE CLIENT AND ASTRACREST INVESTMENT LIMITED ARE SUBJECT TO AND OBLIGED TO COMPLY WITH ALL RELEVANT LAWS, REGULATIONS, LAWFUL ORDERS OR DIRECTIVES RELATING TO THE COMBAT AGAINST MONEY LAUNDERING (AML) AND TERRORISM FINANCING.**

**THE CLIENT HAS IMPLEMENTED WRITTEN PROCEDURES AND CONTROL MECHANISMS TO ENSURE COMPLIANCE WITH ANTI-MONEY LAUNDERING LAWS AND REGULATIONS REGARDING THE SOURCE OF FUNDS FOR THE TRANSACTIONS WITH ASTRACREST INVESTMENT LIMITED**

**THE CLIENT SHALL INDEMNIFY ASTRACREST INVESTMENT LIMITED ANY LOSS OR INJURY SUFFERED BY ASTRACREST INVESTMENT LIMITED OR ITS EMPLOYEE ARISING FROM ACTIONS OF LAW ENFORCEMENT AGENCIES INCLUDING THE JUDICIARY.**

**SIGNED BY THE CLIENT OR CLIENT’S REPRESENTATIVE:**

**NAME(S): \_\_\_\_\_**

**ADDRESS: \_\_\_\_\_**

**POSITION/STATUS: \_\_\_\_\_**

**SIGNATURE(S): \_\_\_\_\_**

**DATE: \_\_\_\_\_**

# POLITICALLY EXPOSED PERSON DECLARATION

**(THIS SECTION IS COMPULSORY FOR REGULATORY COMPLIANCE PURPOSES)**

**TO COMPLY WITH RELEVANT REGULATORY AND DUE DILIGENCE REQUIREMENTS, ALL CLIENTS ARE REQUIRED TO DECLARE THEIR POLITICAL EXPOSURE STATUS. KINDLY FILL IN THE SECTION BELOW TRUTHFULLY AND COMPLETELY.**

**REPRESENTATIVES ARE NOT AUTHORIZED TO COMPLETE THIS FORM ON YOUR BEHALF.**

**DEFINITION:**

**A POLITICALLY EXPOSED PERSON (PEP) IS AN INDIVIDUAL WHO IS OR HAS BEEN ENTRUSTED WITH A PROMINENT PUBLIC FUNCTION, EITHER DOMESTICALLY OR INTERNATIONALLY, INCLUDING HEADS OF STATE OR GOVERNMENT, SENIOR POLITICIANS, SENIOR GOVERNMENT/JUDICIAL/MILITARY OFFICIALS, SENIOR EXECUTIVES OF STATE-OWNED CORPORATIONS, AND IMPORTANT POLITICAL PARTY OFFICIALS. THIS DEFINITION ALSO EXTENDS TO IMMEDIATE FAMILY MEMBERS AND CLOSE ASSOCIATES OF SUCH INDIVIDUALS.**

**ATTESTATION:**

I, \_\_\_\_\_ THE UNDERSIGNED, HEREBY DECLARE THAT:

- I AM A POLITICALLY EXPOSED PERSON (PEP) AS DEFINED ABOVE.
- I AM NOT A POLITICALLY EXPOSED PERSON (PEP) AS DEFINED ABOVE.

**IF I AM A PEP, I UNDERTAKE TO PROVIDE ADDITIONAL INFORMATION OR DOCUMENTATION AS MAY BE REQUIRED FOR COMPLIANCE WITH APPLICABLE ANTI-MONEY LAUNDERING (AML) AND COUNTER-TERRORISM FINANCING (CTF) LAWS AND REGULATIONS.**

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE, ACCURATE, AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.**

**FULL NAME:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_



**Q :** Project Location?

**A :** Alabata, Funaab, Ogun State.

**Q :** Who are the developers?

**A :** Astarcrest Investment Limited.

**Q :** What is the title on the land?

**A :** Registered Survey and C of O in view.

**Q :** Landmarks?

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

**Q :** What do I own if I invest in Starcrest annex agro estate?

**A :** You will own the land, the plantations and the produce.

**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.

**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.

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

**A :** You will receive a farm management agreement.

**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.

**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.

**Q :** When will I start earning from my investment?

**A :** Returns depend on the crop type:

- Plantain: You can begin earning within the first year, as plantain matures quickly and produces early yields.
- Coconut & Oil Palm: These are long-term cash crops. Earnings typically begin towards the end of the 3rd year, once the trees mature and start fruiting consistently. From that point, they provide steady, long-term income for many years.

**Q :** How do I plant my crops?

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

**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.



## PLANTAIN



**Q :** What species of plantain seed are being planted in starcrest Annex Agro Estate?

**A :** We are planting Elephants Giant plantain variety at Starcrest Annex Agro Estate, known for good bunch size, strong market demand, and reliable yields.

**Q :** How long does it take a plantain tree to grow and start fruiting?

**A :** Plantain matures in 9–10 months and you can harvest within the first year. After harvest, the suckers continue producing every 8–10 months.

**Q :** How many plantain trees can I have on my land per plots?

**A :** On a plot we can plant approximately 50 plantain trees. Across 1 acre (6 plots), this totals 300 trees, allowing optimal spacing for healthy growth and maximum yield.



## COCONUT



**Q :** What species of coconut seedlings are being planted in Starcrest Annex Agro Estate?

**A :** Hybrid dwarf coconut variety, it gives early fruiting and higher yield.

**Q :** How long will it take the coconut to start fruiting?

**A :** With dwarf coconut seedlings you can start harvesting as early as the third year and the trees will continue to provide a steady yield for many decades.

**Q :** How many coconut trees can I have on my land per plots?

**A :** With standard spacing you can plant about 10 coconut trees per plot. That means 1 acre holds 60 trees, 5 acres 300 trees.

## OIL PALM



**Q :** What species of Oil Palm seed are being planted in Starcrest Annex Agro Estate?

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

**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.

**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 crops 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.

**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 crops begin fruiting)

**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.

**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.

**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.

**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.

**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.

## MANAGEMENT FEE

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

**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.

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

**A :** 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. 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.

**FARMLAND** ↓



**Q :** Can I farm myself?

Yes, investors are allowed to farm themselves, but we specialize in plantain, coconut, and palm tree farming.

**A :** So whether you are looking to do land banking or practice agriculture yourself, it is allowed in Starcrest Annex Agro Estate, upon approval for any type of planting you want to do by the management.

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

**A :** 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.

**Q :** What are features in Starcrest the annex agro estate?

- A :**
- Irrigation
  - Farm storehouse
  - Farm security
  - Perimeter fence and gatehouse
  - Warehouse and processing unit
  - CCTV cameras

## Q : Transaction Process

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

## Q : Reselling / Change of Ownership

**A :** Subscribers who have fully completed payment for their plots may resell to a third party. However, the company must be duly notified, and processing fee 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. 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.

## 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

THE PURCHASER ONCE HE /SHE STARTS TO PAY A STATUTORY FEE CANNOT GET/ASK FOR A REFUND ANYMORE

## 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

# 1029600473



ACCOUNT NAME

**ASTRACREST  
INVESTMENT LIMITED**



**Starcrest**  
**The Annex**

**BUILDING LEGACY  
THROUGH AGRICULTURE**



A DEVELOPMENT BY:



**Astracrest**  
**INVESTMENT LIMITED**