



**SUBSCRIPTION
FORM**



SUBSCRIBER'S DATA

Name (Surname first):

Address:

Date of Birth:

Sex:

Occupation:

Nationality:

Residential Address:

Email Address:

Phone Number:

Means of Identification: National ID Int'l Passport Voters Card Drivers License

Passport

FARM OWNER'S SUBSCRIPTION INSTRUCTION

Class of farming: Cassava Farming

Farm Location: Oyo State Management: Self-managed IRE managed

No of acres (Note: One acre = 3,000sqm)

Mode of payment: Bank Transfer only | Payment plan Outright 1-3 months

NEXT OF KIN DETAILS

Name

Address

Phone Number

Email Address

Relationship



POINTS TO NOTE

1. ABOUT IRE

IRE is an organized agricultural estate developed to support structured Agricultural practices within a professionally managed farming environment. The estate is designed to provide subscribers with secure access to agricultural land while benefitting from a coordinated farming system that promotes productivity, sustainability, and transparency. Subscribers who acquire land within the estate have the option of allowing the company to manage farm operations on their behalf or personally manage their farms after the first year of establishment.

This structure ensures that farms are properly established and maintained while also giving subscribers the flexibility to participate in farm operations to the degree they desire.

The estate operates under clearly defined policies that guide land use, farm management, environmental sustainability, and subscriber relations.

2. MINIMUM LAND SIZE

The minimum subscription size available at IRE is one (1) acre, which is measuring 3,000 square meters (3,000 sqm). Subscribers may acquire multiple acres depending on their individual capacity and farming objectives. Each plot allocated forms part of the estate's coordinated agricultural layout and must be utilized in accordance with the estate's operational guidelines.

3. RELEVANT FEES

The total cost of land within IRE is **₦4,000,000** (Four Million Naira) per acre, which comprises:

- a. Land cost: ₦3,000,000 (Three Million Naira)
- b. Registered survey fee of ₦1,000,000 (One Million Naira).
- c. Deed of Assignment preparation: waived
- d. Plot demarcation: waived
- e. Estate Development Fee: In addition to the land cost, subscribers are required to pay an Estate Development Fee of ₦1,000,000 (One Million Naira) per acre, net of applicable taxes, which covers:
 - Dwarf perimeter fencing around the farm estate
 - Gatehouse
 - Internal graded earth roads for movement within the estate

The development fee is subject to upwards review.

- f. Harvest Charge: 20% of subscribers proceed annually.

Note: self-managed subscribers shall pay a 10% harvest charge annually.

4. INSPECTION

Management organizes periodic pre-scheduled inspection trips to the estate for intending subscribers and partners. These visits allow participants to view the farm estate, understand the layout, and interact with the management team.

Subscribers who later opt for self-management will bear the cost of personal visits after their plots have been allocated and documented.



5. PAYMENT OPTIONS

Payment plan available for subscription at IRE are:

a) **Outright Payment**

Subscribers who prefer to complete their payment immediately may do so through a one-time full payment.

b) **Installment Payment Plan**

IRE also offers a three (3) month installment payment plan designed to provide flexibility to subscribers who may prefer to spread their payments.

Under this arrangement:

- An initial deposit is required to secure the subscriber's slot.
- The remaining balance after the initial deposit shall be spread equally across the number of months in the installment plan.
- Subscribers are at liberty to pay more than the scheduled installment amount in any month, thereby completing payment earlier if they wish.

However, subscribers who fail to complete payment within the stipulated three-month period may forfeit their slot. In such cases, the subscriber may request a refund, which will only be processed after the slot has been taken by another subscriber. Any refund processed under such circumstances will be subject to a 40% administrative surcharge on the amount already paid.

6. LAND USE & LAYOUT POLICY

All plots within the IRE estate are strictly designated for cassava cultivation.

This restriction ensures uniformity in the estate's farming operations and allows the management team to coordinate agricultural activities effectively across all plots.

Subscribers are therefore required to utilize their allocated plots solely for cassava farming, and any deviation from this approved land use must receive prior written approval from management.

7. FARM MANAGEMENT

IRE provides access to a professional farm management service operated by an experienced agricultural management team. Farm management is automatically handled by the company during the first year of subscription. This is necessary to ensure that the farm is properly established through coordinated land preparation, planting, and early-stage crop maintenance.

Beginning from the second year, subscribers may choose between:

- Continuing with the company-managed farming service, or
- Taking over self-management of their farms

Subscribers who wish to retain the company's farm management services must enter into a Service Level Agreement (SLA) which outlines the responsibilities and operational scope of the management team.

8. DOCUMENTATION

Our subscribers, after making the payments enumerated in Paragraph 3 above, will be entitled to receive the following documents in the order and sequence listed below, and in accordance with the company's documentation schedule:

- a. Payment Receipt
- b. Subscription Acknowledgement



- c. Contract of Sale
- d. Plot Allocation Letter
- e. Survey Plan & Deed of Assignment
- f. Service Level Agreement (Optional) for subscribers who elect to participate in the farm management service.

9. EARNINGS

Subscribers who enter into a farm management agreement acknowledge that the company will receive a portion of the net proceeds derived from the operation of the farm.

The earnings structure is defined as follows:

- First Year: 20% of net proceeds
- Second Year and beyond: 30% of net proceeds

Both parties shall maintain open access to all sales records, operational records, and financial documentation relating to farm operations under this arrangement. This ensures transparency and allows subscribers to track the performance and output of their farms.

10. ECO-FRIENDLY ESTATE RULES

IRE is committed to operating under eco-friendly and environmentally responsible practices.

Power supply within the estate will be sourced from eco-friendly energy solutions, and the management reserves the right to restrict or disallow the use of any equipment or power-generating source that may negatively affect the ecosystem.

Subscribers may also be required to utilize approved energy models or connect to centralized systems designed to preserve environmental balance within the estate.

11. LIMITATION OF LIABILITY

Subscribers are hereby advised that all agricultural operations are subject to natural, environmental, and market risks, including but not limited to crop failure, pests, disease, adverse weather conditions, or fluctuations in market prices.

While IRE takes all reasonable measures to manage and mitigate such risks through professional farm management services, immediate or guaranteed returns cannot be assured.

12. INSURANCE

While insurance coverage is not mandatory, subscribers are strongly advised to obtain insurance policies for their farms.

Insurance can help safeguard the subscriber's agricultural investment against unforeseen circumstances such as crop failure, fire incidents, or other agricultural risks.

13. TRANSFER OR RESALE OF SUBSCRIPTION

Subscribers who wish to transfer or sell their land holdings to a third party must formally notify the estate management before completing such transactions.

As part of the documentation process for the new subscriber, a 10% administrative fee (based on the sales value) will be payable to the management for the processing, registration, and documentation of the transfer.



14. TRANSMISSION OF INTERESTS

In the unfortunate event that a subscriber passes away while holding land within the estate, the operational rights over the land will be transferred to the next of kin designated by the subscriber at the time of subscription.

This provision applies unless the management receives a valid letter of administration or probate of will from the legal administrator of the subscriber's estate.

15. AML COMPLIANCE

Subscribers represent and warrant that all funds used in relation to their subscription comply with the Anti-Money Laundering (AML) laws and regulations of the Federal Republic of Nigeria.

Management reserves the right to request supporting documentation where necessary to verify compliance with these regulatory requirements.

16. CONFIDENTIALITY

All parties involved in this transaction agree to maintain strict confidentiality regarding any private, technical, financial, or operational information disclosed during the course of the relationship.

Such information may only be shared with third parties with the prior consent of the disclosing party, except where disclosure is required by applicable law.

17. DISPUTE RESOLUTION

In the event of any dispute arising from this transaction, the parties agree to first attempt resolution through direct personal mediation.

Additionally, the parties expressly disavow the misuse of law enforcement agencies as debt recovery mechanisms in matters relating to this transaction.

18. NEGATION OF INVESTMENT SCHEMES

Subscribers acknowledge and affirm that this transaction pertains strictly to agricultural land ownership and farm operations.

It does not constitute an investment scheme, financial instrument, or get-rich-quick program of any kind. Subscribers are therefore expected to understand the nature of the arrangement as ownership and participation in agricultural activities, rather than a guaranteed investment return.

19. ACKNOWLEDGMENT

Subscriber's signature

Date



FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

Q1. WHERE IS IRE FARM ESTATE LOCATED?

IRE Farm Estate is an agricultural-use parcel of land situated in at Ado-Awaye, Iseyin L.G.A in Oyo State, Nigeria, designed to support structured agricultural activities within a secured estate environment.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF IRE FARM ESTATE?

IRE is developed and managed by IRE FARMS AND RESORT LTD and in partnership with Zenith Pro Realty.

Q3. WHAT TYPE OF TITLE DOES IRE FARM ESTATE HAVE?

IRE comes with Deed of Assignment and Registered Survey(C of O in view)

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from every known adverse claim, government acquisition, or encumbrance.

Q5. WHAT TYPE OF DOCUMENTS WILL I RECEIVE?

Our subscribers will be entitled to receive the following documents in the order and sequence listed below, and in accordance with the company's documentation schedule:

- a) Payment Receipt
- b) Subscription Acknowledgment
- c) Contract of Sale
- d) Plot Allocation Letter
- e) Registered Survey Plan & Deed of Assignment
- f) Service Level Agreement (Optional)

Q6. WHAT IS THE PAYMENT STRUCTURE?

The total cost of land within IRE is ₦4,000,000.00 (Four Million Naira) per acre, comprising:

- Land Cost: ₦3,000,000.00**
- Registered Survey Fee: ₦1,000,000.00**
- Deed of Assignment: waived**
- Plot demarcation: waived**

Subscribers may opt for:

- Outright payment, or**
- A 3-month installment plan**

Any balance after the initial deposit shall be spread equally across the duration of the plan. Subscribers may pay above the scheduled installment at any time.

Failure to complete payment within the agreed time frame may result in termination of the subscription or refund subject to applicable conditions.

Q7. WHAT IS THE MINIMUM SIZE OF LAND TO SUBSCRIBE FOR?

The minimum subscription size is One (1) acre (3,000sqm).



Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE LAND COST?

In addition to the land cost, subscribers are required to pay the following:

- a) Survey Fee: Inclusive
- b) Deed of Assignment: Waived
- c) Plot Allocation Fee: Waived
- d) Estate Development Fee: ₦1,000,000.00 per acre (subject to review), covering:
 - Perimeter fencing
 - Gatehouse
 - Internal road network
- e) Farm Management Fee: As contained in a Service Level Agreement (SLA).

Note: Farm management is free for the first year of subscription.

Q9. ESTATE DEVELOPMENT TIMELINE

A period of approximately one (1) year from the date of estate launch is projected for the commencement of estate development, subject to payment of required fees by subscribers.

Q10. WHEN DO I MAKE OTHER PAYMENTS?

The Estate Development Fee becomes payable upon or shortly after plot allocation.

Q11. CAN I START USING MY LAND IMMEDIATELY?

Subscribers can commence use of their land after physical allocation and issuance of relevant documentation, even while estate development is ongoing.

Q12. IS THERE ANY RESTRICTION ON LAND USE?

Yes. All land use must align with the estate's approved framework for agricultural activities, and subscribers must comply with the estate's layout and operational guidelines.

Q13. CAN I TRANSFER OR RESELL MY LAND?

Yes. Subscribers who have completed payment may transfer or resell their interest, subject to:

- Notification to management
- Payment of a 10% administrative fee on the transaction value

Q14. CAN I PAY CASH TO YOUR AGENT?

No. All payments must be made to IRE FARMS AND RESORT through any of the proper banking channels. Ire shall not be liable for payments made to individuals or unauthorized channels.

Q15. WHAT HAPPENS IF I DEFAULT ON PAYMENT OR REQUEST A REFUND?

- Failure to complete payment within the agreed time frame constitutes a breach and may lead to termination.
- Refunds are only applicable where allocation has not been made.
- Refund requests require 90 days processing, with an additional 60 days if necessary.
- All refunds are subject to a 40% administrative deduction and applicable commissions.

Q16. HOW DOES FARM MANAGEMENT WORK?

Farm operations are managed by the company for the first year to ensure proper establishment.

From the second year, subscribers may:

- Continue with company management under an SLA, or
- Opt for self-management



Q17. ARE THERE ANY RISKS INVOLVED?

Yes. Agricultural operations are subject to natural and market risks, including weather, pests, and price fluctuations. Returns are not guaranteed.

Q18. IS THE ESTATE ECO-FRIENDLY?

Yes. The estate operates on eco-friendly principles, and management reserves the right to regulate activities that may harm the environment.

Q19. IS INSURANCE PROVIDED?

Subscribers are strongly advised to obtain insurance to protect against potential losses such as crop failure or fire.

Q20. WHAT HAPPENS IN CASE OF DEATH OF A SUBSCRIBER?

Ownership rights will pass to the next of kin, unless legal documentation (probate or letter of administration) is provided.

Q21. IS THERE AML COMPLIANCE?

Yes. All funds must comply with Anti-Money Laundering laws of the Federal Republic of Nigeria.

Q22. IS THIS AN INVESTMENT SCHEME?

No. This is strictly a farm ownership and agricultural operation, not a get-rich-quick or financial investment scheme.

DECLARATION

I hereby confirm that I have inspected (or have been given the opportunity to inspect) the property and voluntarily elect to proceed with this transaction. I acknowledge that I have read, understood, and agreed to the terms and conditions stated above.

Subscriber's Name

Subscriber's signature

Date



ACCOUNT DETAILS

ACCOUNT NUMBER
3003899508



ACCOUNT NAME: IRE FARMS

AGENT'S DETAILS

Name

Address

Phone Number

Email Address

Relationship

Customer's signature

Date

IRE

