



AN *Oasis* OF NATURAL SERENE



Asphaltic Road
Network



Drainage
System



Good
Water



CCTV Security
Network



Street
Light



Serene
Environment

Title: Govt. Allocation & C of O

AFFIX
A PASSPORT
PHOTOGRAPH

SECTION 1: SUBSCRIBER'S DETAILS

NAME:

Mr. ☐ Mrs. ☐ Miss. ☐ Surname Other Names

NAME OF SPOUSE
(If Applicable) Surname Other Names

ADDRESS

DATE OF BIRTH **GENDER** **MALE** ☐ **FEMALE** ☐

MARTIAL STATUS **NATIONALITY**

OCCUPATION **EMPLOYER'S NAME**

COUNTRY OF RESIDENCE **LANGUAGE SPOKEN**

EMAIL ADDRESS:

TELEPHONE NUMBER **MOBILE NUMBER:**

VALID ID TYPE: **ID NO.:**

SECTION 2: NEXT OF KIN

NAME:

ADDRESS:

PHONE NUMBERS: **DATE:**

SECTION 3: SUBSCRIBER'S DECLARATION

I _____ hereby affirm that all information provided as a requirement for the purchase of the serviced plot of land(s) in GRANVILLE ESTATE, situated Oreki, Beside Eluju, Ibeju Lekki. Is true and any false or inaccurate information given by me may result in the decline of my application.

NAME OF SUBSCRIBER:

SIGNATURE: **DATE:**

FOR REFERRAL DETAILS

NAME:

DATE:

PHONE NO:

EMAIL:

MKTG. AGENCY **CID NO.**

OTHER REQUIREMENTS: 1. Passport photograph of subscriber 2. Valid means of identification 3. Utility bill

Please Tick Your Preferred Option Below:

PREFERRED PROPERTY

**OUTRIGHT
PAYMENT OF
3 MONTHS /
90 DAYS**

Residential Plot of Land (500SQM) ☐

Residential Plot of Land (300SQM) ☐

Commercial Plot of Land (1000SQM) ☐

NGN45,000,000

NGN27,500,000

NGN150,000,000

Payment Duration:

3 months ☐

6 months ☐

12 months ☐

1000 Sqm Commercial Plot - N150M (all-inclusive)

Breakdown

Cost of Land	N130,000,000
Survey	N1,000,000
Deed	N1,000,000
Dev	N18,000,000

500Sqm Residential Plot – N45,000,000 (all-inclusive)

Breakdown

Cost of Land	N33,000,000
Survey	N1,000,000
Deed	N1,000,000
Dev	N10,000,000

300Sqm Residential Plot - N27,500,000 (all-inclusive)

Breakdown

Cost of Land	N20,500,000
Survey	N1,000,000
Deed	N1,000,000
Dev	N5,000,000

FREQUENTLY ASKED QUESTIONS / TERMS AND CONDITIONS

Q1: WHERE IS GRANVILLE ESTATE LOCATED?

A1: Granville Estate is situated at Oreki, Right Beside Eluju, Ibeju-Lekki, Lagos. It is facing Lekki-Epe expressway shortly before the Eleko junction, Ibeju-Lekki, Lagos State.

Q2: WHY SHOULD I PURCHASE (A) SERVICED PLOT(S) OF LAND AT GRANVILLE ESTATE?

A2: Granville Estate is in close proximity and within a radius of Ibeju-Lekki which is sitting more than 200 billion dollar commercial investment landmarks such as Dangote Refineries, Dangote Jetty, Lekki Deep Seaport, OK-LNG, Kelloggs Industries, Power-Oil Industries, Jiu-Hua Group, New Lekki International Airport, La-Campagne Tropicana, Eleko Beach Resort, and many more that guarantee high and huge returns on investments, on a short term and long term basis. Granville is also facing the direct Lekki-Epe expressway, hence a choice location for both Residential and commercial purposes.

Q3: WHO ARE THE OWNERS/DEVELOPERS OF GRANVILLE ESTATE?

A3: Harmony Gardens & Estate development Ltd.

Q4: WHAT TYPE OF TITLE DOES GRANVILLE ESTATE HAVE?

A4: Certificate of Occupancy (C of O) & Government Allocation

Q5: ARE THERE ANY ENCUMBERANCES ON YOUR SERVICED PLOTS OF LANDS?

A5: No. Our Serviced Plots of Lands are free from Government Acquisition and adverse claims.

Q6: WHAT ARE THE COORDINATES OF GRANVILLE ESTATE?

A6: 594052.02mE 713826.665mN

Q7: WHAT IS THE SIZE OF (A) SERVICED PLOT(S) OF LAND AT GRANVILLE ESTATE?

A7: Residential: 300SQM (Half Plot); 500SQM (Full Plot) Commercial: 1000SQM

Q8: WHAT IS THE PAYMENT STRUCTURE?

A8:	Months/Year	300sqm	500SQM	1000sqm
	0-3 Months	N27,500,000	N45,000,000	N150,000,000
	4-6 Months	N29,000,000	N47,000,000	N153,000,000
	7Months -1 Year	N30,500,000	N49,000,000	N156,000,000

N.B 1: Please be informed that Harmony Gardens & Estate Development Ltd reserves the exclusive right to repudiate or defer processing transactions that violates the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than the date of payment.

N.B 2: Please be informed that default in payment(s) within the specified payment period may/will result in termination or revocation of the contract/or after initial deposit, the outstanding balance should be paid monthly. Nonpayment of the due monthly payment will be termed as a fundamental breach of agreement and as such will attract 3% charge per month on each month defaulted on the outstanding balance of the expected milestone payment, depending on the payment plan, is not achieved. The company also reserves the right to review the number of plots purchased in the event of payment default.

N.B 3: *Kindly note that the prices of our lands are subject to an annual upward review*

N.B 4: *Kindly note that corner-piece attracts 15% of the cost of the land.*

Q09: WHAT DO I GET AS DOCUMENTATION AFTER THE FIRST PAYMENT, SUBSEQUENT PAYMENTS OR FULL PAYMENT FOR THE SERVICED PLOT OF LAND AT GRANVILLE ESTATE?

A09: After the first payment, you will be issued a Payment Receipt and a Letter of acknowledgment.

For Outright payment, a Deed of Assignment will be prepared and issued within 14 days of full payment.

For Instalment payment options, a Payment Receipt and a Letter of acknowledgment will be issued on first deposit payment. For every subsequent payment, payment receipt will be issued.

A Contract of Sale will be issued upon 25% of payment, and upon full payment, a Deed of Assignment will be issued to the Client.

Q10: ARE THE ROADS TO YOUR ESTATE MOTORABLE AND ACCESSIBLE?

A10: Yes. The road(s) leading to the estate are motorable and accessible.

Q11: WHAT OTHER PAYMENTS DO I MAKE APART FROM PAYMENT OF THE SERVICED PLOT OF LAND?

A11: Please be informed that the Price(s) above is an All-Inclusive Price per Plot (which includes Price for Serviced Plots (Residential Plot/Corner-Plot/Commercial Plot/+Survey Plan + Deed of Assignment + Plot Demarcation).

NOTE: *The only charges that will be paid after outright purchase is Yearly Service and Estate Maintainable Charges*

Q12: CAN I HAVE SURVEY PLANS FOR MORE THAN ONE (1) PLOT IF I PURCHASE MORE THAN ONE (1)?

A12: Yes... However, payment for each survey plan (per plot) will be made in accordance with the number of serviced plots of lands purchased.

Q13: WHEN DO I GET MY ALLOCATION? IS IT AFTER 80% or FULL PAYMENT?

A13: An Allocation Document would be issued within one (1) month after 80% payment or full payment. On the other hand, physical allocation will be done during dry season in order of subscription, upon full payment.

Q14: WHEN DO I MAKE THE OTHER PAYMENTS AFTER FULL PAYMENT(S) FOR MY SERVICED PLOT(S) OF LAND?

A14: Your copy of The Survey Plan, Deed of Assignment, and Plot Demarcation should be paid before Physical Allocation of Serviced Plot(s) of Land. Development Fees, on the other hand, should be paid (either on instalment over a 12 months period or outright basis) after or before physical allocation.

Q15: WHAT ARE THE INFRASTRUCTURES TO BE PUT IN PLACE IN GRANVILLE ESTATE?

A15: The Estate will be providing drainage systems, electrical street lighting, clean water supply. Effective waste management system, excellently paved/interlocked road networks, perimeter fencing, effective security systems, clean environment and many more.

Q16: WHAT HAPPENS WHEN I CANNOT CONTINUE WITH THE PAYMENT, CAN I GET A REFUND?

A16: Yes. Refund is possible but less administrative fee of 30% after a 90-day notice.

Q17: WHEN CAN I START BUILDING & CONSTRUCTION ON MY SERVICED PLOT(S)

A17: You can start building and construction on your serviced plots) when you have completed full payments for your serviced plot(s) + documentation, been allocated your serviced plots) of land and submitted all your architectural drawings for your proposed and preferred building of your choice for approval by Harmony Gardens & Estate Development Ltd and The Lagos State Government. You will also be required to conduct a soil test before your building and construction work can commence. Harmony Gardens & Estate Development Ltd will in turn commence construction of Perimeter Fencing and Gate House within the first year of introducing the estate and other infrastructure will commence from the year with regards to the general level of development in that area and satisfactory evidence of possession of serviced plots) by subscribers.

Please select your proposed timeline for commencing building/development on your plots):

6 months ☐ 1 year ☐ 2 years ☐

Q18: IS THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN BUILD & CONSTRUCT ON MY SERVICED PLOT(S) OF LAND?

A18: Yes. **GRANVILLE ESTATE** Layout is made up of residential and commercial plot sections which means you can only build and construct your preferred choice based on the designated use or plan for that section - i.e. Bungalows, Block of Flats and Duplexes.

N.B: Please note that face-me-I-face-you and high rises are strictly disallowed. Your building design must be in conformity to the required tenets of the estate which must be approved by Harmony Gardens & Estate Development and Lagos State Government.

Please specify the proposed or intended type of building you want to build and construct

Terrace Duplex ☐ Semi-Detached Duplex ☐ Fully-Detached Duplex ☐
Bungalow ☐ Block of Flats (Apartments) ☐

Q19: IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY SERVICED PLOT(S) OF LAND AFTER ALLOCATION?

A19: Yes. There must be evidence of active possession on your land within 6 months of physical allocation i.e. fencing of plots).

Q20: CAN I RESELL MY SERVICED PLOT(S) OF LAND?

A20: Yes. If you have made full payment for your serviced plot(s) you can resell your property to whomever you so desire. However, please be informed that Harmony Gardens Estate & Development Ltd does not and will not sell on behalf of subscribers. Secondly, a notification letter must be drafted which will include your full details as well as the new buyer to seek approval for re-sale. Lastly, we would require you to pay 10% of the total land cost to the company for transfer of title documentation.

Q21: CAN I PAY TO YOUR REALTOR CONSULTANTS?

A21: No. all payments should be made to Harmony Gardens & Estate Development Ltd designated bank accounts. In the case of a cheque, they should be made payable to Harmony Gardens & Estate Development Ltd.

Please be informed that we will not accept any responsibility for any liability of any sort that may arise as a result of deviation from the above guidelines.

THEREFORE, THE INFORMATION PROVIDED HERE, THE FREQUENTLY ASKED QUESTIONS (FAQS) AND THE TERMS AND CONDITIONS HERewith IS ACCEPTABLE AND CONSENTED BY ME AND I HEREBY ACKNOWLEDGE A COPY OF IT. I ALSO HEREBY CONFIRM THAT THE INFORMATION I HAVE WILLINGLY PROVIDED ON THIS FORM IS TRUE AND ACCURATE.

NAME: _____ **SIGNATURE:...** _____ **DATE:..** _____

NAME: _____ **SIGNATURE:...** _____ **DATE:..** _____

NB: In the case where the purchaser/subscriber is a company or business name, Harmony Gardens & Estate Development Ltd would require 2 directors or the proprietors to sign the subscription form, there must be an impression of the common seal and attachment of Form C07 & Certificate of incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g Mr./Mrs. Olumuyiwa Chidiebere Mustapha (trading in the name & style of GranVille Estate).

**ALL PAYMENT SHOULD BE MADE IN FAVOUR OF
HARMONY GARDENS & ESTATE DEVELOPMENT LIMITED**

0008989904



1306415006



1008684258



Harmony Garden USD account details:



Beneficiary name:
PROVIDUS BANK PLC

Beneficiary Address:
54 Adetokunbo Ademola Street, Victoria Island, Lagos.

Beneficiary bank SWIFT Code:
FIRNZAJJ

Beneficiary bank name:
FIRSTRAND BANK

Beneficiary bank address:
RMB Corporate Banking 4, First Place 3rd Floor. Bankcity Johannesburg

ACCT NO (USD):
62854143915

Narration/Remark:
Customer Name:
Harmony Gardens and Estate Development Ltd.



Correspondent Bank:
UNITED BANK FOR AFRICA PLC, NEW YORK BRANCH

SWIFT Address:
UNAFUS33

Routing/Aba No:
026000110

Beneficiary Bank Name:
LOTUS Bank Limited

Beneficiary Bank SWIFT Code:
LOTUNGLA

Beneficiary Bank A/C:
50010010004879 (Dom Inflow)

Final Beneficiary Name:
Harmony Garden and Estate Development

Beneficiary Account Number:
1009769871

Beneficiary Bank Address:
39C Ahmed Onibudo Street, Victoria Island, Lagos, Nigeria.

Account Currency:
USD

Bank Code:
303