



ILAMILA-NLA  
BY ALARO CITY,  
IBEJU LEKKI



CERTIFICATE OF  
OCCUPANCY  
(COFO)



**STILL  
SELL  
ING!!**

# LEKKI BLISS GARDEN

ESTATE NEIGHBORHOOD:  
PAN AFRICAN UNIVERSITY,  
LEKKI FREE TRADE ZONE,  
DANGOTE REFINERY,  
LA-CAMPAIGN TROPICANA



OUTRIGHT PAYMENT

**N7M** PLOT  
SIZE  
300  
SQM

OUTRIGHT PAYMENT

**N10M** PLOT  
SIZE  
500  
SQM



ECO  
FRIENDLY



POWER  
SUPPLY



GATED  
ENVIRONMENT



GOOD  
ROAD



GARDEN &  
LANDSCAPING



GOOD  
SECURITY



SEWAGE  
SYSTEM



PERIMETER  
FENCE



STREET  
LIGHT



GOOD  
WATER

**① SITE INSPECTION TAKES PLACE EVERYDAY: MONDAYS - SATURDAYS. TIME: 10AM, 12NOON & 2PM**



LEKKI BLISS  
GARDEN  
LIMITED  
RC1606973



lekkiblissgardenlimited [www.lekkiblissgardenlimited.com](http://www.lekkiblissgardenlimited.com)





# LEKKI BLISS GARDEN

PHASE 1



## F R E Q U E N T L Y A S K E D Q U E S T I O N S

### Q1. WHERE IS LEKKI BLISS GARDEN PHASE 1?

A. Lekki Bliss Garden is an undeveloped parcel of land located at Ilamija Village, off Lekki-Epe express way, Ibeju-Lekki, Lagos state.

### Q2. WHO ARE THE OWNER/DEVELOPER OF L.G.B PHASE 1?

A. Lekki Bliss Garden Limited, a reputable real estate company with our head office at Connect Centre, KM 35, Lekki Epe Expresway, Adjacent Mayfair Garden Estate, Eputu, Ibeju-Lekki, Lagos.

### Q3. WHAT TYPE OF TITLE DID LEKKI BLISS GARDEN (L.G.B) PHASE 1, HAVE ON THE LAND?

A. Certificate of Ownership. (C of O)

### Q4. ARE THERE ANY GOVERNMENT INTERFERENCES ON THE LAND?

A. The land is free from every known government interest or adverse claims?

### Q5. WHAT IS THE PAYMENT STRUCTURE?

- A. Outright payment of **N7M** only per **300Sqm** & **N10M** only per **500Sqm**
- B. 6 months installment payment of **N8.4**, for **300Sqm** & **N12M** per **500Sqm**.
- C. One year installment payment of **N9.8M** for **300Sqm** & **N14M** per **500Sqm**.
- D. N.B Non-payment of monthly instalments as at when due shall be treated as fundamental breach of contract which shall result in termination or revocation of the contract/or attract default charge of 10% of the month's payment.

### Q6. WHAT IS THE SIZE OF HALF/ FULL PLOT?

A. HALF PLOT 300Sqm and FULL PLOT 500Sqm

### Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes, the road to the estate is very motorable.

### Q8. WHAT OTHER PAYMENT DO I MAKE APART FROM THE PAYMENT OF THE LAND?

- A. Deed of assignment: **N250,000** only per plot (subject to review).
- B. Provisional survey fee: **N200,000**. Registered Survey fee: **N400,000**, (both per plot). **survey plan with company's name attracts extra charges** (subject to review)
- C. Corner piece plot demarcation: **N100,000** only per plot (subject to review)
- D. Developmental fee: **N1,000,000**

### Q9 WHEN DO I MAKE THE PAYMENT?

- A. (i) Deed of assignment, professional survey fee and corner plot demarcation payment can be made immediately.
- ii. Developmental fee can be made before, or after the land payment to enable the company in carrying out other infrastructural works.



# LEKKI BLISS GARDEN

PHASE 1



## F R E Q U E N T L Y A S K E D Q U E S T I O N S

### Q10. WHAT DO I GET AFTER THE INITIAL PAYMENT?

A. Letter of acknowledgement of subscription, receipts of payment.

### Q11. WHAT DO I GET AFTER COMPLETING PAYMENT OF THE LAND?

- A. Completion of payment receipt, contract of sales & allocation notification letter.
- B. Deed of assignment and survey plan.

### Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

You can start building on land after physical allocation, while perimeter fencing and estate development is going on.

### Q13. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

Yes. The estate layout is in section, and you are limited to build houses on each section based on designated use of plan, i.e (commercial or residential) **Bungalow, block of flats, detached houses** and Duplexes. **NOTE: "FACE-ME-I-FACE-YOU"** (tenement building) and high-rise houses will not be approved by the company and with Lagos state government afterwards.

### Q14. CAN I RE-SELL MY PLOT/PROPERTY?

- A.** Yes, subscribers who have paid up for their land in full can re-sell their plots. L.B.G PHASE 1 will require the seller to furnish the details of the buyer.
- B.** A charge of 10% of the land consideration (covering transfer documentation fee) shall be paid to the company by the buyer.

### Q15. CAN I PAY CASH TO YOUR AGENT?

**A.** We strongly advice that all cash payments should be made to L.B.G or TBI at its designated banks. Otherwise, cheque should be issued in favor of L.B.G or TBI. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

### Q16. WHAT HAPPEN IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?

A. Yes, you can apply for a refund only if your plot has not been allocated. In the event of a refund, you are required to give the company ninety (90) days' notice to process your refund request and further sixty (60) days' if the process isn't completed after the first 90days. The refund shall be processed and paid less 30% (administrative fees and others).



HEAD OFFICE:

CONNECT CENTRE, KM 35, LEKKI EPE EXPRESSWAY,  
ADJACENT MAYFAIR GARDEN, EPUTU, IBEJU LEKKI, LAGOS STATE.

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