



ILAMILA-NLA
BY ALARO CITY,
IBEJU LEKKI



GAZETTE



LEKKI BLISS VILLA

STILL
SELL
ING!!

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



OUTRIGHT PAYMENT

N2M PLOT
SIZE
250
SQM

OUTRIGHT PAYMENT

N3M PLOT
SIZE
500
SQM



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



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





LEKKI BLISS VILLA



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 VILLA?

A. LEKKI BLISS VILLA PHASE 1 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 LEKKI BLISS VILLA 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 VILLA HAVE ON THE LAND?

A. Lekki Bliss Villa is Government Gazette area.

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 (0-3 months) of **N3M** only per **500Sqm**

B. 6 months installment payment of **N3.5M** per 500Sqm.

C. One year installment payment of **N4M** 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. 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: **N200,000** 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: **N50,000** 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.

Q10. WHAT DO I GET AFTER THE INITIAL PAYMENT?

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



LEKKI BLISS VILLA



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

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.V 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).

