

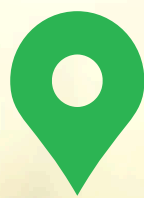


ELITES GARDEN



GOVERNMENT ALLOCATION C OF O

FILE NO: LU/ADM/11211/20



EPE, LAGOS STATE

Frequently Asked Questions

Question 1

WHO ARE THE OWNERS/DEVELOPERS OF ELITE GARDENS?

Answer: **ENGRACED REAL ESTATE LIMITED**

Question 2

WHERE IS ELITE GARDENS LOCATED?

Answer: **EPE, LAGOS**
<https://maps.google.com/?q=6.640685,3.858103>

Question 3

WHAT ARE THE AVAILABLE LAND SIZES?

Answer: **300SQM AND 500SQM**

Question 4

WHAT IS THE PRICE PER PLOT/AFFORDABLE PAYMENT PLAN?

Answer:

Plot Size	Outright (0 – 4 months)	5 – 8 months	9 – 12 months
300 SQM	N17 Million	N18 Million	N20 Million
500 SQM	N20 Million	N21 Million	N23 Million
N5 Million Initial Deposit			

**NOTE: THIS PRICE IS EXCLUSIVE OF DEVELOPMENT LEVY.
THE PRICE COVERS THE LAND FEE, PROVISIONAL SURVEY, DEED AND GLOBAL
C OF O. DEVELOPMENT LEVY WILL BE REQUESTED FOR IN THE FUTURE.**

Question 5

ARE THE PRICES SUBJECT TO CHANGE?

Answer: **YES. PRICES ARE SUBJECT TO PERIODIC REVIEWS**

Question 6

WHAT IS THE LAND TITLE?

Answer: **GOVERNMENT ALLOCATION C OF O**

Question 7

IS THERE ANY ENCUMBERANCE ON THE LAND?

Answer: **NO. THE LAND IS FREE FROM ANY KNOWN GOVERNMENT ACQUISITIONS OR
INTEREST AND ADVERSE CLAIMS.**

Question 8

WHAT IF I NEED A CORNER PIECE?

Answer: **CORNER PIECE WILL ATTRACT EXTRA 20% OF THE COST OF LAND**

Frequently Asked Questions

Question 9

WHAT TYPE OF INFRASTRUCTURES WILL THE DEVELOPER PROVIDE?

Answer:

- 24/7 PREMIUM SECURITY
- LUXURY SUPERMARKET
- HELIPAD FOR PRIVATE FLIGHTS
- ECO-FRIENDLY GARDENS
- GOLF COURSE
- FOOTBALL PITCH

Question 10

STRATEGIC LANDMARKS

Answer:

- LEKKI-EPE INTERNATIONAL AIRPORT
- LAGOS FOOD HUB, EPE
- LAGOS FILM CITY, EPE
- ELITE CITY, TEMU-EPE
- MILITARY BARRACKS, KETU – EPE

Question 11

WHAT DO I GET AFTER COMPLETION OF PAYMENT OF THE LAND?

Answer:

- A DULY EXECUTED RECEIPT OF PURCHASE
- CONTRACT OF SALE
- DEED OF ASSIGNMENT
- COPY OF SURVEY PLAN
- LETTER OF ALLOCATION (AFTER COMPLETION OF PAYMENT)

Question 12

CAN I PAY A DEPOSIT AND PAY THE BALANCE ANY TIME WITHIN THE DURATION OF THE TENURE CHOSEN?

Answer:

AFTER THE PAYMENT OF INITIAL DEPOSIT, YOU ARE EXPECTED TO PAY THE BALANCE MONTHLY, AS NON PAYMENT AS AT WHEN DUE WILL BE TREATED AS BREACH OF CONTRACT, WHICH CAN EITHER RESULT TO TERMINATION OR REVOCATION OF THE CONTRACT. OR IT WILL ATTRACT ADDITIONAL 10% OF TOTAL PAYMENT ON A MONTHLY BASIS.

Question 13

WHEN WILL I BE ALLOCATED?

Answer:

PHYSICAL ALLOCATION OF PLOT WILL BE GIVEN IMMEDIATELY AFTER COMPLETE PAYMENT

Frequently Asked Questions

Question 14

IS THERE ANY RESTRICTIONS AS TO THE TYPE OF HOUSE I CAN ERECT ON THE LAND?

Answer: **NO. HOWEVER YOUR BUILDING MUST COMPLY WITH THE ESTATE GUIDELINES.**

Question 15

ANY RETURN ON INVESTMENT?

Answer: **YES, YOU HAVE A GUARANTEE 100% RETURN ON INVESTMENT WITHIN THE FIRST 12 MONTHS**

Question 16

WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT, DO I GET A REFUND?

Answer: **YES, IN THE EVENT OF REFUNDS YOU ARE REQUIRED TO GIVE THE COMPANY 90 DAYS NOTICE TO PROCESS YOUR REFUND. THE REFUND SHALL BE PROCESSED AND PAID 40% LESS THE AMOUNT PAID FOR THE PLOT(S)**

Question 17

CAN I RESELL MY PLOT?

Answer: **YES, A SUBSCRIBE CAN RESELL HIS OR HER PLOT(S). IN THAT EVENT ENGRACED REAL ESTATE LIMITED WOULD REQUIRE YOU (THE SELLER) TO FURNISH THE COMPANY WITH DETAILS OF THE NEW BUYER. ENGRACED CHOICE PROPERTIES INVESTMENT LIMITED WILL NOT SELL ON BEHALF OF SUBSCRIBERS. 10% OF THE LAND CONSIDERATION WILL BE BY THE PARTIES TO THE COMPANY FOR TRANSFER OF TITLE DOCUMENTATION.**

Question 18

CAN I PAY TO YOUR CONSULTANT?

Answer: **NO! ALL PAYMENT SHOULD BE MADE INTO:
ACCOUNT NAME: ENGRACED REAL ESTATE LIMITED**



ACCOUNT NUMBER: 1307039333

Question 19

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

Answer: **DEVELOPMENT FEE WILL BE COMMUNICATED**

Question 20

WHY BUY ELITE GARDENS ESTATE?

Answer: **Investing in Elite Gardens Estate is more than just buying land, it's securing a future of comfort, sustainability and high returns. Here's why:**

- **Problem: Unstable Electricity & High Power Costs**

Solution: 100% Solar-Powered Estate– Say goodbye to blackouts and rising electricity bills with sustainable, reliable energy.

- **Problem: Poor Infrastructure & Flooding**

Solution: Well-Paved Roads & Smart Drainage Systems– No more bad roads or waterlogged streets; enjoy smooth, flood-free access all year round.

- **Problem: High Cost of Living & Unaffordable Luxury Homes**

Solution: Flexible Payment Plans– Own a premium estate plot with easy installment plans.

- **Problem: Environmental Pollution & Poor Waste Management**

Solution: Eco-Friendly Estate with Recycling & Waste Management– Live in a clean, green environment with proper waste disposal and sustainable practices.

- **Problem: Security Concerns & Unplanned Communities**

Solution: 24/7 Security with CCTV & Biometric Access – Live with peace of mind in a gated, well-planned community with top-tier security

- **Problem: Low Land Appreciation & Poor Investment Returns**

Solution: Epe is Lagos Fastest Growing Real Estate Hub – Enjoy over 150% land value appreciation in a booming, well-developed area

ANTI-MONEY LAUNDERING DECLARATION

**ENGRACED REAL ESTATE 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).**

I HEREBY CONFIRM THAT:

**The money paid by the client is not a proceed of crime.
Both the Client and ENGRACED REAL ESTATE LIMITED are subject to obliged and
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 ENGRACED REAL ESTATE LIMITED.**

**The Client shall indemnify ENGRACED REAL ESTATE LIMITED any loss or injury suffered
by ENGRACED REAL ESTATE LIMITED or it's employee arising from actions of law
enforcement
agencies including the judiciary.**

Signed by the Client or Client's Representative:

Name: _____

Address: _____

Position/Status: _____

Signature : _____

Date: _____

ACKNOWLEDGEMENT

I HEREBY CONFIRM THAT I HAVE SEEN THE LAND AND READY TO GO ON WITH TRANSACTION.THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERM HEREWITH IS ACCEPTABLE CONSENTED BY ME. I ACKNOWLEDGE RECEIVING AND READING A COPY OF IT.

NAME:

SIGNATURE:

DATE:

SUBSCRIPTION FORM

- **Please read this form carefully before filling**
- **This form should be completed in BLOCK LETTER only**
- Please supply accurate information only(All information supplied will be treated as confidential)
- The passport photo to be attached must be a recent one and reflect the true likeness of the individual applying or the authorising officer of the establishment making the application.
- Direct enquiries to Engraced REAL ESTATE LIMITED. Names will appear on your file as filled on this form.
Any subsequent alteration on the documents will attract the sum of N10,000
- Filling the form without payment of deposit does not creat any obligation between subscribers and the company

PERSONAL DATA:

TITLE

SURNAME

FIRST NAME

OTHER NAME

MAIDEN NAME:

MARITAL STATUS:

NATIONALITY:

DATE OF BIRTH:

CONTACT ADDRESS:

CONTACT ADDRESS:

MAILING ADDRESS:

EMAIL:

MOBILE:

OTHER MOBILE:

VALID MEANS OF IDENTIFICATION:

NATIONAL ID

INT'L PASSPORT

INEC VOTERS CARD

DRIVER'S LICENSE

OTHERS

ISSUE DATE

EXPIRY DATE

ID NO.

PEP(POLYCY EXPOSED PERSON)

SUBSCRIPTION FORM

NEXT OF KIN:

FULL NAME:

RELATIONSHIP:

MOBILE:

EMAIL:

CURRENT EMPLOYMENT DETAILS:

EMPLOYER:

DESIGNATION:

TELEPHONE:

EMAIL:

PURPOSE OF PURCHASE:

RESIDENTIAL

NO OF PLOTS

SIZE

DURATION:

OUTRIGHT (0-6 MONTHS)

7 - 12 MONTHS

AGREEMENT AND UNDERTAKING

I _____ HEREBY
DECLARE THAT ALL INFORMATION PROVIDED ON THIS SUBSCRIPTION FORM FOR THE
PURPOSE OF OBTAINING PROPERTIES AT ELITE GARDENS, KETU – EPE, LAGOS ROAD,
ISEYIN OYO–STATE IS VALID, ANY FALSE OR INACCURATE INFORMATION GIVEN BY ME
MAY RESULT IN THE DECLINE OF MY APPLICATION.

APPLICANT’S SIGNATURE

DATE

IN THE PRESENCE OF:

NAME:

ADDRESS:

TELEPHONE:

OCCUPATION:

APPLICANT’S SIGNATURE

DATE

FOR OFFICIAL USE ONLY

(Outright)

CONSULTANT’S NAME:

CONSULTAN’S MOBILE:

CCONSULTAN’S GROUP NAME:

CONSULTANT’S EMAIL