



EXTENSION

📍 MONASTERY ROAD, SANGOTEDO, LAGOS.

INITIAL DEPOSIT - ₦15M

500SQM ₦70M	300SQM ₦46M
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NEIGHBOURHOOD LANDMARKS

- I fitness center
- Lekki Novare Mall (Shoprite)
- Lufasi Nature Park
- Giwa Gardens (Africa's largest water park)
- Lagos Business School
- Several Gated Estates
- Beaches & Resorts.



CCTV



STREET
LIGHTS



PAVED
ROAD



RECREATIONAL
AREA



ARMED
SECURITY



PERIMETER
FENCING

LIVE FUN WELLNESS

MEGA

☐

MINI

☐

TITLE: Certificate of Occupancy (C of O)

Frequently Asked Questions

Q: What are the associated statutory fees upon making full payment for the land?

A: Registered Land Survey: ₦2,000,000

Deed of Assignment: 1,500,000

Development Fee; (500sqm): ₦7,000,000; (300sqm): ₦5,000,000

(Kindly consult your agent for clarification)

NB: Development fee is not time bound but it's advisable to pay promptly as the price is reviewed annually.

Q: When can I make these payments?

A: Payment for documentation fee can be spread over 12 months after physical allocation.

Q: Are there any encumbrances on the land?

A: There are no encumbrance on the land. The land is free from all known government acquisitions, interest or adverse claims.

Q: When can I begin construction on my land?

A: Construction can commence immediately after physical allocation.

Q: When will infrastructures be put in place within the estate?

A: Infrastructural development commences after estate launch, with a completion time of thirty six months. However, subscribers can commence construction on their plot while infrastructure is being put in place within the estate.

Q: Can I sell my land?

A: Yes, you can SELL your land at anytime. The company, in some cases could help facilitate your land sale. Note that, the selling client will pay to the company, 5% the sell-on cost of the land.

Q: What happens if I cannot complete the payment for the land?

A: You could either trade the land or apply for a refund.

Terms Of Contract

Allocation	- Plot reservation is made upon initial deposit being made for the land or upon full payment being made. - Physical allocation exercise is done within 15 - 30 working days upon receipt of full payment and payment for Deed of Assignment & Survey plan where applicable. - After physical allocation, subscribers are urged to make provision to clear their portion of land periodically.
Default Policy	- Subscribers are urged to make monthly payments and are to notify the company in cases where payments cannot be made in three consecutive months. - A default in the agreed payment tenure will activate a longer payment plan at an extra cost. While outstanding payments exceeding 12 months will be charged a monthly fee of 10% on the outstanding. In extreme cases such as in cases of no-show, such client will either be refunded or relocated to another estate owned by our company.
Refund Policy	Clients seeking a refund should write to us via our official email info@bluedutchproperty.com A refund with 35% administrative fee deducted would be made not later than Ninety working days from the date of application.