

FREQUENTLY ASKED QUESTIONS

NOW SELLING

Title: Cofo File Number (OGSG/PL/IJO/C/3741/2025)

300SQM

₦ 5M

INITIAL DEPOSIT
₦1,000,000

500SQM

₦8M

INITIAL DEPOSIT
₦2,000,000

1 ACRE

₦45.6M

INITIAL DEPOSIT
₦10,000,000

5% Discount Applied

RESIDENTIAL AREAS



NEIGHBOURHOOD LANDMARKS:



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

A: Registered land survey: **₦450 (Per Plot)**

Deed of Assignment: **₦100 (Per Plot)**

Optional**

Documentation (C of O): 300SQM: ₦1,000,000 | 500SQM: ₦1,200,000 | 600SQM: ₦1,250,000 | 1000SQM: ₦1,500,000

Development Fee: 300SQM: ₦1,000,000 | 500SQM: ₦1,200,000 | 600SQM: ₦1,250,000 | 1000SQM: ₦1,500,000

(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 the documentation fee can be spread over 12 months after physical allocation.

Q: Are there any encumbrances on the land?

A: There are no encumbrances on the land. The land is free from all known government acquisitions, interests 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 the 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 the 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 provisions 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.

ALL PAYMENTS SHOULD BE MADE TO: BLUEDUTCH LIMITED

