



GENESIS COURT

📍 **PHASE 3**

Atlantic View Estate, Abraham Adesanya, Ajah.

Promo Price:
N185,000
 PER SQM

PLOTS AVAILABLE
270 SQM - 600 SQM

270 SQM N49.950M

Cost of land & Development
 fee inclusive

INITIAL DEPOSIT: 10M

Payment Plan:

- 0 - 14 Days - Outright
- 3 Months - 10% Interest
- 6 Months - 25% Interest

Other Fees:

Documentation Fee: N600K
 Registered Survey: N1.6M

📄 **Title: C of O**

A Serviced Estate with Complete Infrastructure





LAND APPLICATION FORM
FOR
GENESIS COURT PHASE 3



ESTATE Location: Abraham Adesanya, Lekki Lagos State.

Please read this application form carefully before filling it.

- 1. This form should be completed in BLOCK LETTERS only.
2. Fill only TRUE information.
3. Attach recent passport photograph of the TRUE applicant or that of the authorized office of the establishment making the application.

PERSONAL DATA

Surname:

Other Names:

Sex:

Nationality:

Date of Birth:

Marital Status:

Residential Address:

Occupation:

Contact Address (Not P.O. Box):

.....

Email Address:

Tel:

Mailing Address:

.....

Employer's Name/Address:

.....

Other Information:

Next of Kin:

Next of Kin Address:

.....
Next of Kin Tel:
Next of Kin Email:

Purpose of Purchase: (Please select)

Residential Buying to Resell

Number of plot(s)Plot(s) in square meters:

Payment options: Outright 0 – 30 Days 3Months 6 Months

Documentation (Deed): ₦600,000

Survey Plan: ₦1,600,000 (standard rate for Eti-Osa L.G.A)

I,hereby affirm that all information provided as a requirement for the allocation of land at the GENESIS COURT PHASE 3 Atlantic View Estate, Abraham Adesanya, Lekki Lagos State is true and any false or inaccurate information given by me may result in decline of my application.

Signature: Date:

FOR OFFICIAL USE ONLY:

Consultant's Name:

Consultant's Mobile:

Date Treated:

Head Office: Beto Building, 1st Floor, Opposite Corona School Abijo GRA, Lekki-Epe Expressway, Lagos, Nigeria.
Tel: 08067715960; **Email:** medorfsolutions@gmail.com **Website:** www.medorfsolutions.com



GENESIS COURT PHASE 3

FREQUENTLY ASKED QUESTIONS (FAQ)

- Question:** What is the name of the ESTATE?
Answer: It is "GENESIS COURT PHASE 3."
- Question:** Where is THE ESTATE located?
Answer: THE ESTATE is located at Abraham Adesanya, Lekki Lagos State.
- Question:** How much is the land?
Answer: Land is currently ₦185,000/sqm and various land sizes can be acquired based on the budget and preference of the buyer. Currently available plot sizes are; 270sqm, 350sqm, 400sqm, 450sqm, 500sqm, 600sqm. Cost of land and development fee inclusive.
- Question:** Who is the developer of THE ESTATE?
Answer: Neighbourhood Review.
- Question:** What are the Development and Infrastructures being provided in the estate?
Answer: Electricity Infrastructure, with Dedicated 300Kva Transformer, Solar Street Lights, Good Drainage Network, Well Interlocked Roads & Walkways, Development of Estate Recreation Center, Private Estate Security with CCTV Surveillance, Estate Horticulture & Landscaping.
- Question:** Would there be any development levy?
Answer: Development fee is included in the cost of the land.
- Question:** Would there be any survey fee?
Answer: Yes, there is a survey fee of ₦1,600,000 (standard rate for Eti-Osa L.G.A)
- Question:** Would there be any documentation fee (Deed)?
Answer: Yes, there will be documentation fee (Deed) of ₦600,000.
- Question:** When will my plot(s) be allocated to me?
Answer: Immediately after initial deposit for the land.
- Question:** Can I start development of my plot(s) immediately after allocation to me?
Answer: You can start immediately after 100% payment for the land and development fee.
- Question:** What do I get after completion of payment for the land?
Answer: Purchase receipt, offer letter and deed of assignment.
- Question:** What is the Estate Title Document?
Answer: The Estate Title Document is C of O
- Question:** Can I pay a deposit and pay the balance anytime within the duration of tenure chosen?

Answer: Yes, after the payment of the initial deposit, you are expected to pay the balance monthly. Non-payment as at when due will be treated as breach of contract which can result to 5% monthly late charges and possible relocation of said plot(s).

14. **Question:** Is the road to the estate motorable?

Answer: Yes, The road to the Estate is motorable.

15. **Question:** Is there any time limit to commence work on my land after allocation?

Answer: No time limit is placed upon allocation of your plot(s) but ₦10,000 will be charged monthly for maintaining the plot(s) of land and estate.

16. **Question:** Can I resell my plot(s)?

Answer: An applicant can resell his/her plot(s). However, a letter of notice of ownership transfer should be written to the company and a transfer fee is applicable.

17. **Question:** Can I pay cash to your agent?

Answer: While we are not discrediting anyone, we strictly advise that cash/Cheque should be paid to **Neighbourhood Review Ltd., Access Bank**. Account No: **0776426024** Only. We shall not accept and will not be responsible for any liability that may arise as a result of deviation from the above instruction.

18. **Question:** When am I supposed to pay for development fee?

Answer: You are expected to pay for development fee when paying for the land.

19. **Question:** What happens if I cannot continue with the payment? Will I receive a refund?

Answer: Yes, a refund is possible; however, the refund will be made in full (less 40% administrative charges). A 6-month period is required for the vendor to process the payment. Also, note that you will receive your refunds only after such plot(s) has been resold to a prospective buyer.

20. **Question:** Is there any restrictions regarding the type of building I can construct in the estate?

Answer: Yes, Detached Duplex, Semi-detached Duplex, Block of flats, and Bungalows are allowed within the estate. Note, "face-me-I-face-you and high-rise houses will not be permitted. Designs must conform to the required set back specifications of the estate.

I hereby confirm that I have read, reviewed, agreed and consented to the FAQ, information, Terms, and conditions given above. I append my signature as a sign of acceptance of all the terms and conditions as listed on both pages of this document.

Applicant's name:

Signature: Date:

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