



Itura

GARDENS

 ILOTI COMMUNITY
EPE/IJEBU EXP.WAY

Resort | Residence | Commercial

 **FREEHOLD**
(C OF O IN VIEW)

Estate 
FORMS



INTRODUCTION

Onyx Global Business Investment Limited is a real estate development firm charged with the responsibility of redefining the Nigerian Real Estate Market. We focus essentially on developing properties at promising locations that will generate massive return on investment over a short period of time. We have a dynamic team who are focused on identifying real estate opportunities for all our subscribers.

At **Onyx Global Business Investment Limited**, we have been able to bridge the gap between investors and the Nigerian Real estate industry by creating affordable, secured and amazing real estates investment for all. Professionalism is our core competence and we deliver our promises without compromising our standards. Over time, we have established deep – seated relationship with key players and stakeholders such as consultants as well as state authorities in the real estate industries

OUR CORE COMPETENCE ARE;

-  INTEGRITY
-  COMPETENCE
-  VERSATILITY
-  TEAM WORK
-  PROMPT DELIVERY
-  QUALITY CLIENT / CUSTOMER SERVICE

OUR SERVICES

**PropertyManagement|PropertyMarketing|PropertyAdvisory
PropertyInvestment|PropertyDevelopment**

FAQ

FREQUENTLY ASK QUESTIONS

Question: *Where is **ITURA GARDEN** Located?*

Answer: **ITURA GARDEN** is situated at *Imokun imaka Community Epe/Ijebu Exp.way.*

Question: *Who is the developer of **ITURA GARDEN**?*

Answer: **ONYX GLOBAL BUSINESS INVESTMENT LTD.**

Question: *What type of Title does **ITURA GARDEN** have on the land?*

Answer: **Freehold & Registered survey (C of O in view and it attracts additional payment when the number is out)** Survey and Deed of Assignment from the ancestral Owner (Free from Government Acquisition).

Question: *What types of infrastructure will the developer provide?*

Answer: *Perimeter fencing, Gate House and Earth Road.*

Question: *What is the payment structure?*

Answer:

PLOT SIZE	200SQM	300SQM	400SQM	500SQM
4 MONTHS	350,000.00	500,000.00	650,000.00	800,000.00
8 MONTHS	550,000.00	700,000.00	850,000.00	1,000,000.00
12 MONTHS	750,000.00	900,000.00	1,050,000.00	1,200,000.00

Question: *What is the time frame for the complete outright Payment for land?*

Answer: *After 60% initial deposit has been paid, a purchaser has a minimum of four months to complete the outright payment for land*

Question: *Would there be any development levy?*

Answer: YES. **But not yet determine**

Question: *What is Development levy?*

Answer: It is the cost paid for the placement of Infrastructure within the estate.

Question: *Would there be any survey fee?*

Answer: Yes and it is required at time of payment, No Special Consideration When Buying More than a plot
Register Survey----**N300,000** Per Plot **Signed by a Registered Surveyor**
Provisional Survey **N100,000** Per Plot **Signed by a Surveyor**

Question: *Would there be an agreement fee?*

Answer: YES, the agreement fee referred to as DEED OF ASSIGNMENT FEE is N50,000 PER PLOT and it is Required at time of Payment. Special Consideration When Buying More than a plot.

2 -3 Plots ----- N100, 000

4-6Plots ----- N200, 000

Question: *Will there be extra charges for corner piece plots?*

Answer: *Yes, Corner plot attract an additional 20%charge*

Question: *When will my plot(s) be allocated to me?*

Answer: Physical allocation is done instantly. For subscribers to be eligible for Physical allocation, they must have completed payment for plot and statutory fees.

Question: What do I get after completion of payment for the land?

Answer: *Purchase Receipt, Acknowledgment Letter, Deed of Assignment and Contract of Sales, Also note that complete payments for statutory fees must be made no later than 4 months after complete payment for land .*

Question: *When do I get my deed of assignment and survey?*

Answer: *Deed of Assignment and Survey would be given to each subscribers who have completed payment 4 weeks before physical allocation.*

Question: Is the road to the Estate motor able?

Answer: Yes, the road to the Estate is motor able and well

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

Answer: NO But at least perimeter fencing should be done on your plot(s).
However, maintenance of undeveloped plots must be done frequently for the safety of the residents living in the estate.

Question: Can I resell my plot(s) or property?

Answer: YES, but the company has to be duly informed for documentation processes.

Question: What is the size of the plot?

Answer: *50ft. x 100ft. = 500sqm | 40ft. x 100ft. = 400sqm | 30ft. x 100ft. = 300sqm | 20ft. x 100ft. = 200sqm*

Question *If I paid outright payment or installments payment for my plot(s) and I'm no longer interested, can I get a refund?*

Answer: **YES**, but it would be subjected to getting another buyer and less And 30% will be deducted as administration fee. 90 days period would be allowed for the vendor to process the payment. Also note that the refund will be made only after the plot(s) has been resold

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

Answer: *We strongly advise that all payments should be made to*

PAYMENT OPTIONS



ACCOUNT NO
5600658395



ACCOUNT NO
5400733042

Account Name:
Onyx Global Business Investment Limited.

*Otherwise, cheque(s) should be issued in favor of **ONYX GLOBAL BUSINESS INVESTMENT LTD.** We shall not accept any responsibility for any liability that may arise, as a result of deviation*

(Please, fill and sign the column below to indicate you have read and understood the contents of this document)

Subscribers Name: _____ **Signature:** _____ **Date:** _____

Location: ILOTI COMMUNITY EPE/IJEBU EXP.WAY

**PASSPORT
HERE**

Please write your full name
on the back side of your
passport photograph

LAND APPLICATION FORM

PERSONAL DATA

Title: Surname:

First Name: Other Name:

Maiden Name: Marital Status: Nationality:

Date Of Birth Current Address:

Mailing Address:

Email:

Mobile: Home Telephone:

NEXT OF KIN

Ful Name:

Mobile: Email:

CURRENT EMPLOYMENT DETAILS

Employer: Designation:

Telephone: Address:

PAYMENT OPTION

Please Tick As Appropriate

OUTRIGHT 8 MONTHS 12 MONTHS SQM: Number Of Plots:

CORNER PIECE RESIDENTIAL REGISTER SURVEY PROVISIONAL SURVEY

AGREEMENT AND UNDERTAKING

I _____ a subscriber to the **ITURA GARDEN** do hereby acknowledge my obligation to pay on a weekly/monthly basis, all installments due to my payment plan for the plot(s) I subscribed to, I also acknowledge the right of the promoters of **ITURA GARDEN** to revoke any plot(s) due to me in the event that I fail, refuse or neglect to pay for three (3) consecutive months. I acknowledge that if any information I supplied is found to be false, I will be disqualified from allotment. Any withdrawal of my interest on the land paid for, will only be entertained within 3 months of subscription and will attract a 10% severance and 20% administrative charge respectively. I have read and understood all the terms and conditions herein contained and so agree.

Applicant's Signature

Date

FOR OFFICIAL USE ONLY

CONSULTANT

Consultant's Name:

Consultant's Mobile:

Consultant's Group Name:

Consultant's Email:

Date Treated:

FACILITIES



Resort

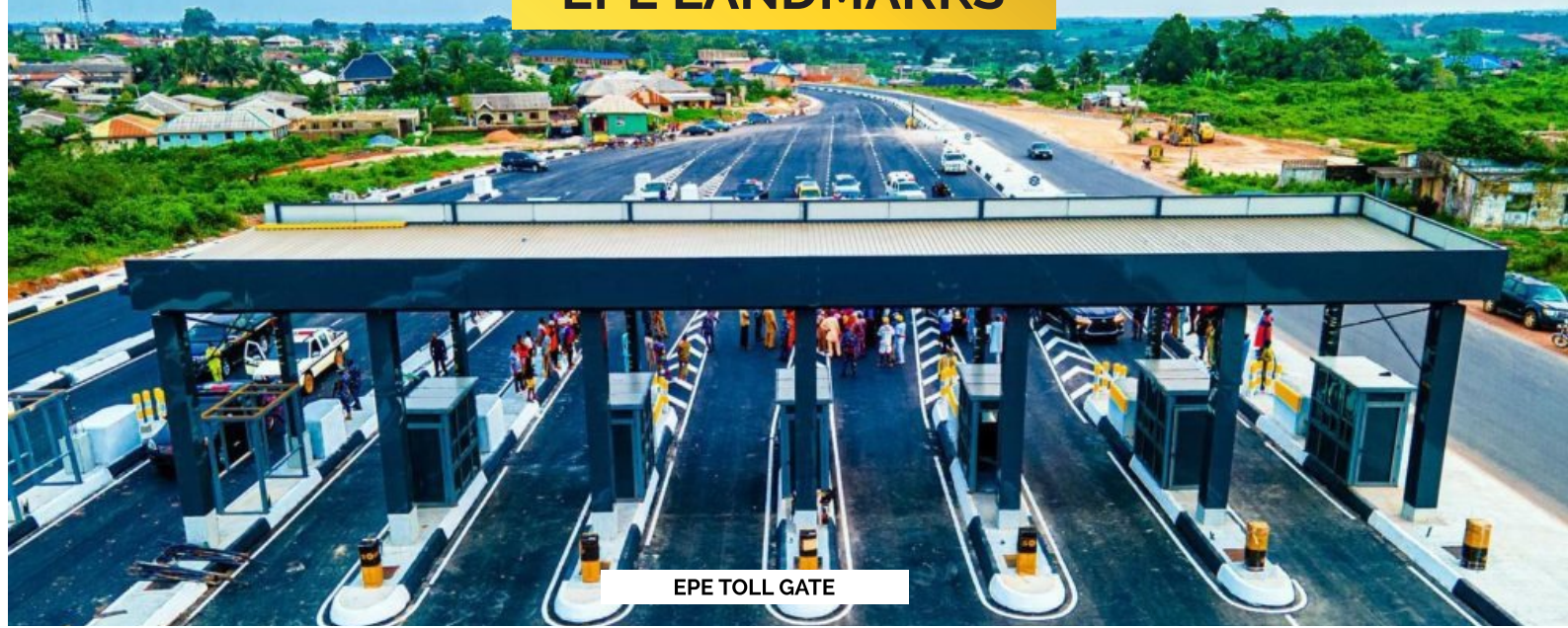


Residence



Commercial

EPE LANDMARKS



EPE TOLL GATE



KING'S COLLEGE



YEMOJI RESORT CENTER



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A Redefined
Real Estate
SERVICES WITH US TODAY!



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***“Some look for
beautiful place,
others create a
beautiful place”***

Home at the center of all



***Thank
you
From***





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