



📍 Ambode Road Temu Epe

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 VALUES ARE;



INTEGRITY



COMPETENCE



VERSATILITY



TEAM WORK




PROMPT DELIVERY



QUALITY CLIENT / CUSTOMER SERVICE

OUR SERVICES

PropertyManagement|PropertyMarketing|PropertyAdvisory
PropertyInvestment|PropertyDevelopment

 www.onyxglobal.com.ng



FREQUENTLY ASK QUESTIONS

Question: Where is **ELITE VILLE 2 SCHEME B** Located?

Answer: **ELITE VILLE 2 SCHEME B** is situated at **Ambode Road Temu Epe**, (Less than 10min Drive from T-Junction, Epe, Lagos Nigeria).

Question: Who is the developer of **ELITE VILLE 2 SCHEME B**?

Answer: ONYX GLOBAL BUSINESS INVESTMENT LTD.

Question: What type of Title does **ELITE VILLE 2 SCHEME B** have on the land?

Answer: **Freehold and Registered survey** " (Free from Government Acquisition), Survey and Deed of Assignment from the ancestral Owner

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	2,650,000.	3,650,000.	4,950,000.	5,950,000.
8 MONTHS	2,850,000.	3,850,000.	5,150,000.	6,150,000.
12 MONTHS	3,050,000.	4,050,000.	5,350,000.	6,350,000.

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: **NO. The property is all Inclusive (Land + Development + Survey + Deed)**

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: **No.** it all Inclusive and it is required at the time of Allocation, **(Land + Development + Survey + Deed)**
No Special Consideration When Buying More than a plot

Question: Would there be an agreement fee?

Answer: **No,** it's all Inclusive **(Land + Development + Survey + Deed)** 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 commercial plots and corner piece plots?

Answer: Yes, Commercial Plots attracts 20% surcharge while 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

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

Answer: Purchase Receipt, Acknowledgment Letter and Contract of Sales Agreement.
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 3 weeks after 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: YES there is 7 -9 months time limit to commence work 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

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 30% will be deducted as administration fee and 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
1404241572



ACCOUNT NO
1017484766



ACCOUNT NO
1023050344

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: _____

EPE LANDMARKS



EPE RESORTS & SP



LAGOS STATE EMERGENCY CENTER



ALARO CITY



INTERNATIONAL AIRPORT



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Experience
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