



- Real Estate & Property Development
- Consultancy
- Land Survey
- Land Financing and Documentation &
- Logistics

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{FAQ} ALL YOU NEED TO KNOW ABOUT GRACIAS SEASIDE ESTATE PHASE 2 BEACHFRONT PLOTS

Question: *Where is Gracias Seaside Estate Phase 2?*

Answer: *Gracias Seaside Estate Phase 2 is situated at Akodo-Ise, Ibeju – Lekki.*

Question: *Who is the developer of Gracias Seaside Estate Phase 2?*

Answer: *Gracias Global Homes & Property Nigeria Limited.*

Question: *Would there be any Development levy?*

Answer: *No Development. Levy required*

Question: *Would there be any Survey/Allocation fee?*

Answer: *YES, N250, 000 PER PLOT.*

Answer: *Survey Plan with Company's name attract double charges*

Question: *Would there be an Agreement fee?*

Answer: *YES, the Agreement fee referred to as DEED OF ASSIGNMENT is N50, 000 PER PLOT.*

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

Answer: *Allocation is 3-6 months after all payments have been made in full inclusive of payment for the Survey Plan and Deed of Assignment.*

Question: *What do I get at the point of allocation of my land?*

Answer: *Letter of Allocation, Deed of Assignment and Survey Plan.*

Question: *What do I get after the initial / complete payment of my land?*

Answer: *Contract of sale, Invoice and Receipt for the payment made.*

Subscribers Name.....Signature.....Date.....

Question: *What are the payment structures?*

Answer: *Outright Purchase only. A client can only buy a minimum of 2plots and a maximum of 6plots in Gracias Seaside Estate {Beachfront plots}.*

Question: *What type of Title does Gracias Global have on the land?*

Answer: *Deed of Assignment with land owners, Survey Plan, Layout Plan and Approved Excision File Number.*

Question: *Is the road to the Estate motorable?*

Answer: *Yes, the road to the Estate is motorable and well tarred.*

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

Answer: *Yes, the purchaser can only commence physical development after the **perfection of the title document**.*

Question: *Can I re-sell my plot(s) or property?*

Answer: *YES, but we have to be informed for documentation.*

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

Answer: *NO, All payments must be made to our Bank accounts:*

- **FCMB Bank 6598882012, GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED**
- **Zenith Bank 1014685517, GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED.**
- **Zenith Bank Dollar Account 5071101751, GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED (To be subjected to Bank Exchange rate).**
- **Zenith Bank Pounds Account 5060276383, GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED (To be subjected to Bank Exchange rate).**

Question: *What are the sizes of the plot?* **Answer:** *[600sqm] only*

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 40% Administration fee and others.*

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

Subscribers Name.....Signature.....Date.....