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**GRACIAS GLOBAL
PROPERTY LTD.**
...dance when getting your returns!



TEL: 08101536132

www.ownahome.ng

WHAT YOU NEED TO KNOW ABOUT GRACIAS RESIDENCE GOLDSTONE

Question: Where is Gracias Residence Goldstone Located?

Answer: Gracias Residence Goldstone is Located at Sangotedo Eti-Osa Local Government, Behind Novare Shopping Mall [Shoprite] Monastery Road.

Question: What type of Title does it has?

Answer: C of O (Ajah Community C of O)

Question: Are there any encumbrances on the land meant for the house?

Answer: No. The Land is free from any adverse claim and it is free from government acquisition.

Question: What type of houses do we have in Gracias Residence Goldstone?

Answer: 1-Bedroom Flat
2-Bedroom Flat
3-Bedroom Flat

Question: What are the payments Structure?

Answer: Minimum of 20% initial deposit, you are expected to make subsequently as at when due (Weekly or Monthly), non-payment as at when due will be regarded as fundamental breach of agreement which will result to late charges.

Question: What other payments do I make apart from payment for the House?

Answer: 1) VAT 5% of the total cost of the house.
2) Legal Documentation (Deed of Assignment) 5% of the total cost of the House.

Question: When do I make the other payments?

Answer: Payable on or before 100% payment of the Property

Question: What do I get after Initial payment of the House?

Answer: Receipt of Payment, Invoice and Contract of Sale.



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Question: When will my House be allocated to me?

Answer: After 75% payment of the House.

Question: When can I take possession of my property?

Answer: After 100% completion of all payment

Question: What Structure do I expect?

Answer: The Flats will be delivered with all external finished, walls plastered, all windows and main external doors fixed, external painting done, electrical and plumbing piping done, upper floor ceiling done.

Question: Can the Company handle other finishing of my Flat for me?

Answer: Yes, at added Cost to be paid by the purchaser. Our finishing is graded in category A, B and C depending on the quality of materials chosen by the purchaser. Samples of materials will be available on demands.

Features: Primary Development

- Accessible Road
- Perimeter Fencing
- Water Connection
- Electricity Connection

Infrastructures

- Street Light
- CCTV Camera
- Drainage System
- Sanitary Sewer System
- 24 Hours Electricity by Solar & Inverter

Question: What are the Landmarks around Gracias Residence Goldstone?

Answer: Novare Mall Lekki, Emperor Estate, Crown Estate, Fara Park, Lufasi Park, United Estate, Pearl Gardens, Diamond Estate, Jubilee Estate [By Lagos State Government], Lagos Business School, etc.

Question: Can I pay cash to Consultants?

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

- **ZENITH BANK 1016074557, GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED.**
- **DIAMOND BANK 0108431369, GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED.**
- **DIAMOND BANK 0091461660, (DOMICILIARY ACCOUNT) GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED (FOR BULK PAYMENTS ONLY).**

Question: If I cannot continue with the payment, can I get a refund?

Answer: Yes, in the event of refunds, you are required to give the company 90 days' notice to process your refund. The refund shall be processed and paid 20% less the amount paid for the House as Administrative charge and Agency fee.

Subscriber's name:

Signature/Date: