 Registered Survey/Deed  
CofO File No: IJO/SL/C128

ijinlè  
by Garnet Bricks

 Location  
Itun Osu Community

[www.garnetbricks.com](http://www.garnetbricks.com)

Estate   
FORMS

## MISSION

*AT GARNET BRICKS, we strive to be one of the Africans leading real estate companies by providing affordable real estate luxury to low and high income earners and to build their homes at no extra cost.*

## VISION

*To become a global leader that connects people to their choice of life; thereby leaving our clients well satisfied without lowering standards and qualities*

## VALUE

- \* Integrity \*Quality \*Team work \*Customers commitments*
- \*A will to always win\* An attitude for gratitude*
- \*Personal Account abilities*

### What We Do



PROPERTY  
MANAGEMENT



REAL ESTATE  
INVESTMENT



REAL ESTATE  
DEVELOPER



INVESTMENT  
ADVISORY

# AFFIX A PASSPORT PHOTOGRAPH

**FILL WITH CAPITAL LETTERS ONLY**

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**Question:** Where is IJINLE ESTATE?

**Answer:** IJINLE ESTATE is situated at Itu Osu, Ijebu-Ode Exp. Way

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**Question:** Who is the developer of IJINLE ESTATE ?

**Answer:** GARNET BRICKS GLOBAL INVESTMENT LTD.

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**Question:** What is the payment structure?

**Answer:**

Outright Price	-	N6,700,000
Three (3) Months	-	N7,370,000
Six (6) Months	-	N8,308,000

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**Question:** What is the Initial deposit that is acceptable ?

**Answer:** N1m initial deposit is acceptable for all payment plan, including the pre-launch price

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

**Answer:** Once the initial deposit is made, the purchaser has a minimum of two months to complete the full payment for the land. Alternatively, they may opt for an Installment plan. However, if there is a default, the purchaser will be subject to an increased price, if applicable.

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**Question:** Would there be any development levy?

**Answer:** YES. A primary development fee of N700,000

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**Question:** What is Primary development levy?

**Answer:** It is the initial cost paid for the placement of primary infrastructure within the estate.

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

**Answer:** YES. REGISTERED SURVEY N500,000

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**Question:** Would there be an Agreement fee?

**Answer:** YES. Deed of Assignment N100,000

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

**Answer:** Yes, Commercial Plots attracts 20% subcharge while Corner plot attract an additional 10% charge

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

**Answer:** Physical allocation is done instantly after the completion of payment. For subscribers to be eligible for physical allocation, they must have complete full payment for plot price and other statutory charges

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

**Answer:** Purchased Receipt, Acknowledgment Letter, Contract of Sales Agreement and survey blue print.  
Also note that complete payment for statutory fees must be made no later than 2 months after complete payment for land **if defaulted purchaser will be paying at increased price, if there be any.**

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**Question:** What type of Title does IJINLE ESTATE have on the land?

**Answer:** IJINLE is covered with Registered Survey/ CofO file no: **IJO/SL/C128**

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

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

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

**Answer:** No there is no time limit to commence work but after the Building Plan approval has been sought and received from the appropriate authorities. 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. **The company is not Obligated to find a Buyer. (More info in section 6 of contract of sale)**

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

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



ACCOUNT NO  
**5601199804**



ACCOUNT NO  
**1221643713.**



ACCOUNT NO  
**1539519290**

**Account Name:** Garnet bricks global investment limited

We shall not accept any responsibility for any liability that may arise, as a result of deviation, And all Proof of Payment should be sent to the official Email: garnetbricks@gmail. com

**Question:** What is the size of the plot?

**Answer:** [300 & 500]

**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:** No refunds after payment. However, if you no longer want your subscription, you may transfer it to someone else. Once the new subscriber pays, the funds will go to you. **Please note that if you decide to continue the subscription after a period of non-payment a default fee will apply.**

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

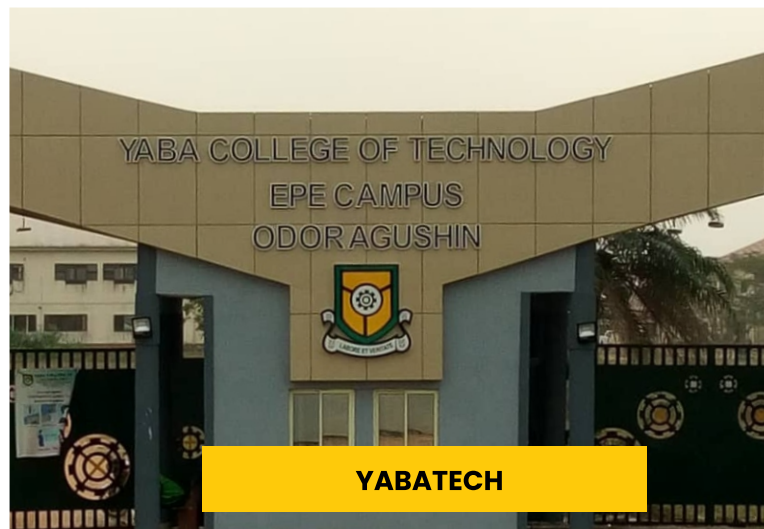
Subscribers Name

Signature

Date



## NEIGHBOURHOOD/ LANDMARKS





**GARNET  
BRICKS**  
GLOBAL INVESTMENT LTD.

# An Epitome of Nature

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