Xperience Serenity!

Govt. approved excision (excision no. LS/DBK152)







## **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 lowing 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

















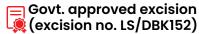
# SUBCRIPTION FORM

TYPE OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 20%)	A PASSPORT PHOTOGRAPH				
PAYMENT PLAN OUTRIGHT INSTALLMENT	PHOTOGRAPH				
NUMBER OF PLOTS CORNER PIECE PLOT(S) (ATTRACTS 10%)					
☐ INSTALLMENT					
SECTION 1: SUBSCRIBERS DETAILS					
FILL WITH CAPITAL LETTERS ONLY  Surname other names					
NAME: Surname C					
Mr. Mrs Mrs					
NAME OF SPOUSE (If Applicable)	other names				
ADDRESS					
DATE OF BIRTH GENDER MALE FEMAL	E				
MARITAL STATUS NATIONALITY					
OCCUPATION EMPLOYER'S NAME					
COUNTRY OF RESIDENCE LANGUAGE SPOKEN					
E-MAIL ADDRESS					
TELEPHONE NUMBER MOBILE NUMBER					
SECTION 2: NEXT OF KIN					
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NUMBER					
E-MAIL ADDRESS					
SECTION 3: SUBSCRIBER'S DECLARATION					
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Question:

Where is LAVISH HAVENS?

**Answer:** 

LAVISH HAVENS is situated at Ebute Imedu, Ibeju Lekki.

Question:

Who is the developer of LAVISH HAVENS?

**Answer:** 

GARNET BRICKS GLOBAL INVESTMENT LTD.

Question:

What is the payment structure?

Answer:

Outright - N13,100,000 Per Plot 3 Months - N14,410,000 Per Plot

6 Months - N16,244,000 Per Plot 12 Months - N17,030,000 Per Plot

Commercial (1000sqm) - N26,100,000 Per Plot

Question:

What is the Initial deposit that is acceptable?

**Answer:** 

N2million for 300&500sqm, N3million for 1000sqm (3-6months plan)

N3million for 300&500sqm, N5million for 1000sqm (6-12months plan)

**Question:** 

**Answer:** 

What is the time frame for the complete outright Payment for land? 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.

**Question:** 

Would there be any development levy?

**Answer:** 

YES. A primary development fee of N1million

Question:

What is Primary development levy?

**Answer:** 

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

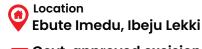
Question:

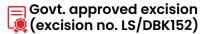
Would there be any Survey fee?

**Answer:** 

YES. REGISTERED SURVEY N700.000









Question: \ Would there be an Agreement fee?

**Answer:** 

YES. Deed of Assignment N200,000

Question:

**Answer:** 

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

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

**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

**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.

**Question:** 

What type of Title does LAVISH HAVENS have on the land?

**Answer:** 

LAVISH HAVENS is covered with Govt. Approved Excision

**Question:** 

Is the road to the Estate motorable?

**Answer:** 

Yes, the road to the Estate is motorable.

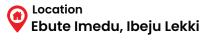
**Question:** 

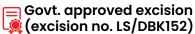
**Answer:** 

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

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 Obliged 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 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, 1000sqm]

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:

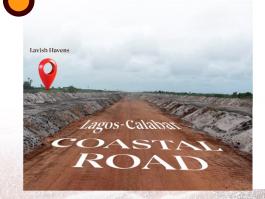
No refunds after payment. However, if you no longer want your subscription, you may transfer it to someone else. Once the new subscriber pays, the funds will go to you. Please note that if you decide to continue the subscription after a period of non-payment a default fee will apply.

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

Subscribers Name Signature Date

# Why should you **Invest in Lavish Havens?**

Lavish Havens, a serene estate along the coastal road between Lagos and Calabar. We offer premium land with unbeatable investment potential. Positioned in a peaceful environment with easy access to major cities, Lavish Havens the perfect spot for smart investors looking to secure valuable property in a growing area. Don't miss out on this opportunity to invest in the future-own land at Lavish Havens today!







Office Address: Suite B1 Lapaz mall Beside NNPC filling station, Malete Ibeju Lekki Lagos.



- +234 806 587 9626
- +234 803 059 3037



garnetbricks@gmail.com





@garnetbricks





Kindly make payment to ACCOUNT NO 5601199804



## Serene & Xclusive **Living Xperience**

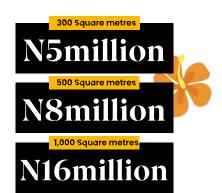


Neighbourhood

Directly Facing Lagos - Calabar Coastal Road

20mins from Dangote Refinery

# Investment With Best Price



#### **Future Estate Features**

- / Gate House
- Drainage
- Perimetere Fencing
- Green Area
- Bore Hole
- **Smart Security**

## **Appreciation Larder**

8m Introductory Price (Before Clearing)

9.5m Pre-Launch Stage (Clearing)

12m Post-Launch (Perimetre fence)

15m Gate House / Landscaping Stage

### 6-Months Payment Plan

Land Size	0-2months	2-3months	3-6months	12months
300sqm	N5,000,000	N5,248,000	N5,465,000	N5,558,000
500sqm	N8,000,000	N8,488,000	N8,915,000	N9,098,000
1,000sqm	N16,000,000	N16,976,000	N17,830,000	N18,196,000



4mins from La campagne Tropicana

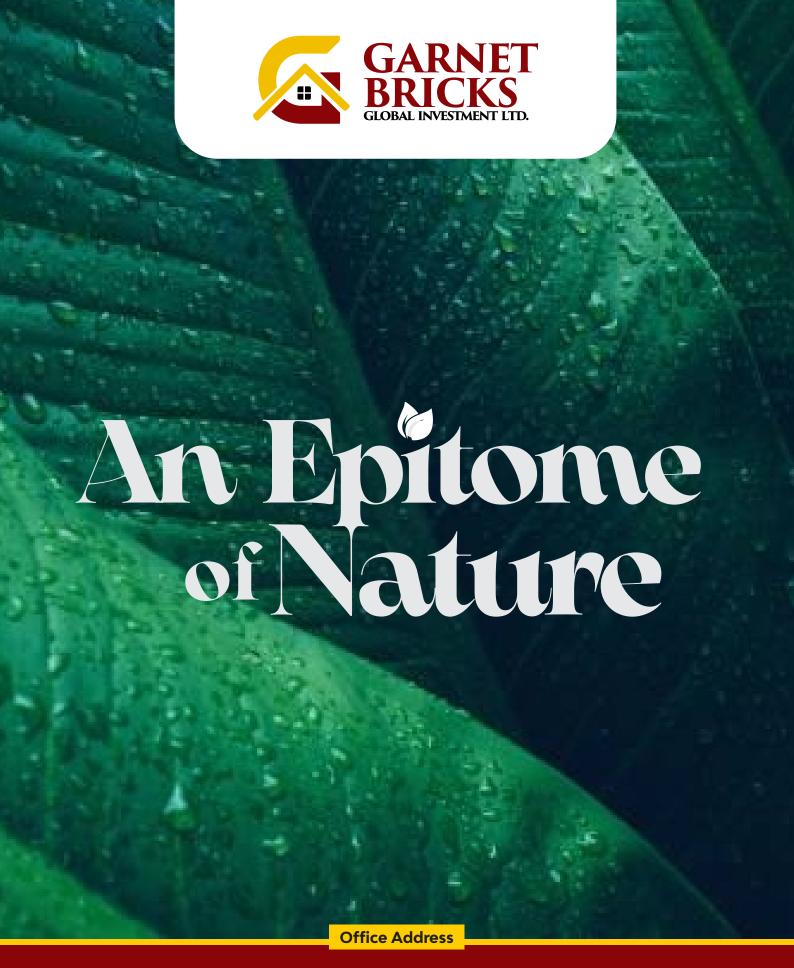
INITIAL DEPOSIT: (3-6months)

300/500sqm N2m

INITIAL **DEPOSIT:** (6-12months)

300/500sqm N3m

N5m



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www.garnetbricks.com
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