



SITE LOCATION

Oke Imedun, Ibeju-Lekki

**AFFIX
PASSPORT
PHOTOGRAPH
HERE**

CLASSIC ROYAL LAND APPLICATION FORM

PERSONAL DATA

Title First Name

Other Name(s)

Marital Status Gender

Nationality Mobile

Email Address

Postal Address

Residential Address

NEXT OF KIN

Name

Email Address Mobile

EMPLOYMENT DETAILS

Employer

Designation Mobile

Purpose of Purchase (Please Select)

Commercial

Educational

Residential

Reselling

Other (Please Specify)

PAYMENT OPTION (Please tick as appropriate)

Outright Payment

Installment Payment:

3 Months

6 Months

Number of plots

a. ATTESTATION (Outright)

I _____ hereby affirm all information provided as a requirement for the allocation of land in CLASSIC ROYAL, Oke Imedun, Ibeju Lekki, Lagos State is true. Any false or inaccurate information given by me may result in the decline of my application.

Signature: _____

Date: _____

b. ATTESTATION (Installment)

I _____, a subscriber to CLASSIC ROYAL hereby acknowledge my obligation to pay on monthly basis, all installments due on my payment plan for the plot(s) I subscribed to. I also acknowledge the right of the Promoters of CLASSIC ROYAL to revoke any plot(s) due to me in the event that I fail, refuse or neglect to pay for three (3) consecutive months. I acknowledge that any false or inaccurate information given by me will result to me being disqualified from allotment. Any withdrawal of my interest on the land paid for will only be entertained within 3months of subscription and will attract a 40% administrative charges. I have read and understood all the terms and conditions herein contained and so agree.

Signature: _____

Date: _____

Referred by

(Name of Property Consultant/Realtor)

Mobile

Email

FOR OFFICIAL USE ONLY

Treated
Sign./Date _____

by: _____

Approved
Sign./Date: _____

by _____

FREQUENTLY ASKED QUESTIONS

Question: Where is CLASSIC ROYAL?

Answer: CLASSIC ROYAL is located in Oke Imedun, Ibeju-Lekki, a few minutes drive from Ajah.

Question: Who is the developer of CLASSIC ROYAL?

Answer: SED Properties Limited.

Question: What type of Title is available for CLASSIC ROYAL?

Answer: Excision via Lagos State Gazette and Registered Survey.

Question: What are the payment structure?

Answer:

a. Outright payment – N1,500,000

b. 3 Months plan – N1,550,000

c. 6 Months Plan – N1,600,000

Please note: After initial deposit, you are expected to make payment monthly.

Nonpayment as at when due will be regarded as fundamental breach of agreement which can result to extra charges (at developer's discretion).

Question: What is Developmental Levy?

Answer: It is the cost paid for the placement of infrastructure within the Estate.

Question: What type of infrastructure will the developer provide?

Answer:

a. Gated Estate

b. Perimeter Fencing

c. Designated Layouts/Survey Plan

d. Paved Roads

e. Recreation Parks

f. Security Post

g. Central Sewage System

h. Electricity Connection

i. Public Water/Bore Hole.

Question: What is the size of a plot?

Answer: 600sqm.

Question: When will my plot of land be allocated to me?

Answer: After full payment (inclusive of survey plan and legal/documentation fee).

Question: What do I get after full payment for my land?

Answer: Payment Receipt, Letter of Allocation, Contract of Sale, and Deed of Assignment.

Question: Is there an extra cost required to have a corner piece plot?

Answer: Yes. This attracts 50% surcharge.

Question: Can I start construction immediately?

Answer: Construction can commence once development levy has been paid in full and building plan approval has been sought and received from appropriate authorities.

Question: Is there a time limit to commence construction after allocation?

Answer: No. But you will be liable to pay for estate charges/service charge (i.e. security, cleaning/maintenance etc.) monthly/yearly. The charges for unoccupied land will be determined by the management of Estate.

Question: Is there any restriction regarding the type of building I can construct in the Estate.

Answer: All building designs must conform to the required set back of the Estate and such design would be approved by the developer **SED PROPERTIES LIMITED.**

Question: Can my property be re-sold?

Answer: Yes. But a written notice of transfer should be given to **SED PROPERTIES LIMITED..** with relevant information, and it attracts a 10% commission on sales profit.(Terms and conditions apply.)

Question: Can I pay cash to your Real Estate Consultant?

Answer: NO. All payments MUST be made to **SED PROPERTIES LIMITED.(SED PROPERTY INV. SOLUTIONS LIMITED, Zenith Bank- 1016703655)**

Question: If I begin payment for my plot and cannot complete, am I entitled to a refund?

Answer: Yes. But a refund will attract 30% administrative fee.

Question: What other payment do I make apart from land payment?

Answer: The ancillary charges to the purchase price are: Deed of Assignment- N100,000, Survey- N300,000, Development- N200,000 (Pay to: SED PROPERTY INV. SOLUTIONS LIMITED, Zenith Bank- 1016703655)

Signature: _____

Date: _____



Road 5,
Ikota shopping complex,
Ajah, Lekki, Lagos