



**SITE LOCATION**

Ode-Omi, Ibeju-Lekki LGA

**AFFIX  
PASSPORT  
PHOTOGRAPH  
HERE**

**VENTURA COURTS 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 VENTURA COURTS Ode Omi Village, 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 VENTURA COURTS 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 VENTURA COURTS 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 VENTURA COURTS?

**Answer:** VENTURA COURTS is located in Ode Omi Village, Ibeju Lekki, a few minutes' drive from Lacampagne Tropicana.

**Question:** Who is the developer of VENTURA COURTS?

**Answer:** SED Properties Limited.

**Question:** What type of Title is available for VENTURA COURTS?

**Answer:** Registered Survey and Deeds of Assignment.

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

**Answer:**

- a. Outright payment – N750,000
- b. 3 Months plan – N800,000
- c. 6 Months Plan – N900,000

***Please note: Are 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.

**Website:** [www.sedproperties.ng](http://www.sedproperties.ng)

**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 me limit to commence construction at the location?

**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- N50, 000, Survey- N250, 000, Development- N200, 000 (Pay to: SED PROPERTY INV. SOLUTIONS LIMITED, Zenith Bank- **1016703655**)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**D12-214 Block A,  
Akord mall, Bogije,  
Lekki-Epe Expressway,  
Lagos, Nigeria.**

**Website: [www.sedproperties.ng](http://www.sedproperties.ng)**