



SOUTHERN GATE COMMERCIAL

FREQUENTLY ASKED QUESTION / TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS SOUTHERN GATE COMMERCIAL?

A. Southern Gate Commercial, an international trade Centre situated in between Dangote Fertilizer Plant and Dangote Jetty.

Q2. WHO ARE THE OWNER/ DEVELOPER OF BLH COMMERCIAL?

A. BLH HOMES LIMITED is the owner of Southern Gate Commercial while BLHH EQUIPMENT AND CONSTRUCTION COMPANY will be responsible for the Construction of Gate House, Fence, Road, drainage and other development within Southern Gate Commercial.

Q3. WHAT TYPE OF TITLE DOES BLH COMMERCIAL HAVE ON THE LAND?

A. Certificate of Occupancy (C of O).

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

A. The land is free from every known government acquisition or interest and adverse claims.

Q5. WHAT IS THE PAYMENT STRUCTURE? (Outright and Instalment Payment)

A, (a)) Outright payment is **₦7,200,000** per plot for 450sqm, **₦4,800,000** per plot for 300sqm (N16,000/sqm)

(b) Initial deposit of **₦4,000,000** and payment of **₦800,000** monthly instalments for 4 months (**₦7.2M**) Or Initial deposit of **₦3,200,000** and payment of **₦400,000** monthly instalment for 12 months (**₦8M**) for 450sqm but no instalments payment for half plot.

(c) Corner piece plots Attract additional 10% of land cost

(d) Change/Correction of Name(s) attract N20,000 charges (Subject to review)

N.B :- Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract which could result in termination or revocation of the contract OR attract a default charge of 10% of the monthly instalment payment.

Q6. WHAT IS THE SIZE OF THE PLOT?

A. 450sqm and 300sqm

Q7. IS THE ROAD TO SOUTHERN GATE COMMERCIAL MOTORABLE?

A. Yes the road to Southern Gate Commercial is facing the Lekki Free Trade Zone Expressway directly.

Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND

(a) Deed of Assignment: N200,000 only per plot (subject to review)

(b) Registered Survey Plan Fee: N500,000 only per plot (subject to review) Survey plan with Company's name attract double charges

(c) Development Fee: N1,500,000 per Plot (subject to review)

Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A. (i) Survey Plan and Deed of Assignment payment should be made before Physical Allocation,

(iii) Development fee can be made before or after physical allocation.

Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. (a) Starters pack comprising a letter of acknowledgement of subscription,

(b) Receipts of payment.

(c) Contract of Sales

Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- A. (a) Completion Payment Receipt
- (b) Deed of Assignment & Survey Plan.
- (c) Complete Copy of the C of O

Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation and after payment of developmental fee.

Q13. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

A. No. you can start building immediately provided all payment has been paid.

Q14. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A. Yes. The layout, is in sections and you are limited to build houses on each section based on designated use or plan for that section i.e. Bungalow, Block of office space, detached houses (duplex). Note “Face-me-I –Face – you” will not be permitted. All building design must conform to the required set back of building control of Southern Gate Commercial and such design would be approved by the company and with Lagos State Government afterwards.

Q15. CAN I RE-SELL MY PLOT/PROPERTY?

A. Yes a subscriber who has paid up on their land can re-sell their plot(s). BLH HOMES LTD would require the seller to furnish the company with details of the buyer.

Q16. CAN I PAY CASH TO YOUR AGENT?

A. We strongly advise that cash/transfer payments should ONLY be made to BLHH Equipment and Construction at its designated Banks. Otherwise, cheque(s) should be issued in favour of BLHH Equipment and Construction.

Note: We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q17. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?

A. Yes, you can apply for refund. In the event of a Refund, you are required to give the Company Ninety (90) days’ notice to process your refund request and a further Sixty (60) days if the process isn’t completed after the first 90 days. The refund shall be processed and be paid according to the payment plan used for the subscription less 40% (Administrative Fee and Others).

I hereby confirmed that I have seen the land and ready to go on with the transaction.

Q18. Do I have to pay Infrastructural levy and service charge now?

A. No, Infrastructural levy and service charge will be determine later. (Infrastructure such as water, electricity etc.) and Southern Gate Commercial will be manage by BLH HOMES LIMITED

Q19. What Types of development will BLH HOMES LIMITED provide?

A. Perimeter fencing, Gate House, Road Network, Drainage System etc.

Note - All documents will be prepare by BLH HOMES LIMITED

THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.

SUBSCRIBER’SNAME.....

SIGNATURE.....

DATE.....