

Find Your Perfect
Place to Call
Home
Discover Exceptional Living Today!

Deji Arowojolu's Garden

DAROW'S GARDEN

📍 Obafemi Owode - Ogun State

Initial Deposit: 300k

500
SQMS

1.5M

300
SQMS

1M



Security | Perimeter fence | Electricity | Good Road | Water

A Development By:

GIANTSTEPS
Homes & Properties Limited

For Enquiries: info@giantstepsrealestate.ng
f i g [giantstepsrealestatelagos](https://www.giantstepsrealestatelagos.com)

DAROW'S GARDEN

A PLACE TO CALL HOME

FREQUENTLY ASKED QUESTIONS

1. WHERE IS **DAROW'S GARDEN**

DAROW'S GARDEN is located at Asubiojo community in Obafemi-Owode, Ogun State

2. WHO ARE THE DEVELOPERS OF **DAROW'S GARDEN**

Giantsteps Homes and Properties Limited

3. **WHAT OTHER ESTATES OR LANDMARKS ARE WITHIN 3KM RADIUS OF THE ESTATE**

- Lastma Corporative Estate
- Nigeria Police Force, Area Command
- Obafemi Owode Local Government Secretariat
- Nestle
- Olams group
- International Breweries

4. WHAT ARE THE PLOT SIZES AT **DAROW'S GARDEN**

500SQMS and 300SQMS

5. **WHAT IS THE PRICE OF SIZE PER PLOT/ AFFORDABLE PAYMENT PLANS?**

- 300Sqm N800,000 Outright (3Months)
- 6 Months N850,000
- 500Sqm N1,300,000 Outright (6Months)
- 12 Months N1,600,000
- Initial deposit from N300,000
- Commercial plot attracts 20 percent additional charge of the land fee.
- Corner piece plot attracts 20 percent additional charge of the land fee.

OTHER PAYMENTS:

- Deed of assignment and Registered Survey N500,000.00
- Development fee N500,000

6. **IS THERE ANY ENCUMBRANCE ON THE LAND?**

The land is free from every known encumbrance and no adverse claimant on the land, it is also free from Government acquisition.

7. **WHAT DO I GET AFTER THE COMPLETION OF PAYMENT?**

- Invoice
- Receipt of Purchase
- Contract of Sale

8. **WHAT DO I GET AFTER THE COMPLETION OF PAYMENT FOR DOCUMENTATION AND DEVELOPMENT?**

- Deed of Assignment
- Copy of Survey
- Letter of Allocation and Physical Allocation

9. **IS THERE ANY DOCUMENT/TITLE ON THE LAND?**

The document on the land is Registered Survey and Deed of assignment (Freehold)

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Site Location: ASUBIOJO, OBAFEMI OWODE, OGUN STATE.

10. CAN I PAY A DEPOSIT AND PAY THE BALANCE ANYTIME WITHIN THE DURATION OF TENURE CHOSEN?

After payment of initial deposit, you are expected to pay the balance monthly. Non-payment as at when due will be treated as a breach of contract, which will either result to termination or revocation of the contract.

NOTE:

Selling your plot can be done either by you selling directly or the company sells on behalf of the client.

The processes of resale are as follows:

-In whatever circumstance of sale, you send an email notifying the company of your intension to sell, the detailing, whether you elect to sell directly or through the company. Email for the purpose should be sent to info@giantstepsrealestatelagos.ng

-Selling directly, the company will only charge new owner a registration fee of 5% of the current market value of the property, and the new owner makes a payment for the documentation (Deed and Survey).

-For engaging the service of the company for Resale:

- i. The company will look for a suitable buyer to purchase the said plot of land at the current market value within 90 days.
- ii. The company will deduct 25% agency and transactional fee, the balance of proceed of the sale will be paid to the client (seller).
- iii. Upon every refund of payment, the company shall deduct 30% administrative fee.

11. IS THERE ANY RESTRICTION AS TO THE TYPE OF BUILDING I CAN ERECT ON THE LAND?

Yes, you are expected to build residential houses within the area designated for such and commercial buildings in areas designated as commercial. No building of tenement house type (also known as face me and face you).

Yes, upon getting a corner piece attracts 10% increment to the total land payment.

12..HOW DO I MAKE PAYMENT?



All payments should be made only to:

Account Name: Giantsteps Homes and Properties

Account Number: **5601185359**

THE INFORMATION PROVIDED, FAQ AND TERMS THEREIN IS ACCEPTABLE AND CONSENTED BY ME:

I ACKNOWLEDGE RECEIVING A COPY OF IT (Please read and sign the column below to indicate you have read and understand the content of this document)

Subscriber's Name: _____

Signature: _____

Date: _____

DAROW'S GARDEN

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Site Location: ABULE-OBA, OBAFEMI OWODE, OGUN STATE.

LAND APPLICATION FORM

AFFIX
PASSPORT

Surname:

Other Names: Title:

Sex: Date of Birth:

Nationality:

Residential Address:

Occupation: Teacher

Email: Tel:

Next of Kin:

Name: Charles Nnayelu Ojukwu

Address: 52 Akobi Street, Off Bishop, Mushin, Lagos.

Purpose of purchase (Please select)

Residential ☐ Commercial ☐ Buying and Selling ☐ Educational ☐

Number of Plots:

Documentation fee (Registered Survey and Deed of Assignment)

1 plot – N500,000 ☐ 3plots – N1,400,000 ☐ 6plots – N2.8M ☐

Development fee - N500,000

NB: ALL CHARGES ARE SUBJECT TO REVIEW

Total cost:

I Hereby affirm that all information provided as a requirement for the allocation of land in, ASUBIOJO, OBAFEMI OWODE, OGUN STATE is true and any false or inaccurate information given by me may result in the decline of my application.

Signature: Date:

Referred by:

Referral phone NO:

Referrals Email:

HEAD OFFICE: 4 Ibeh Road, Ago Junction, Okota-Isolo, Lagos State, Nigeria.

Website: www.giantstepsrealestatelagos.ng