



# ATLANTIS

**ESTATE**



Opposite Church Bus stop  
Addo Road Ajah Lagos State



Where is The Atlantis Estate located?

oakwood Group

The Atlantis Estate is located Orile Ibamo,  
Opposite Church bus stop, Addo Road, Ajah

Who is the developer of The Atlantis Estate?

Oakwood Group LTD and Christade Group LTD are the  
developers of The Atlantis Estate

What type of title does this property uphold?

Certificate of Occupancy

Is the road to the estate motorable?

Yes, the road to the estate is very accessible

Is there any form of encumbrances on the land?

The Land is free from Government Acquisition,  
adverse claim and any form of encumbrances

What are the plot size available at The Atlantis Estate?

We have 250, 500 & 1000 SQM available

What is the payment structure?

- N40 Million for 250 SQM (residential plot)
- N80 Million for 500 SQM (residential plot)
- N192 Million for 1000 SQM (commercial plot)
- N10 Million for initial deposit
- Outright payment made within 0-3 months is interest free Instalment  
payment made within 0-6 months attracts 5% interest

Kindly note that after the initial deposit, you are expected to pay the balance  
monthly until the total sum is liquidated. Any default shall be deemed as  
fundamental breach  
of agreement which shall result to 10% monthly default charge on the outstanding  
sum and reallocation to another plot within the estate (with same specifications)

What do I get after the payment for the land?

REPRESENTATIVE

After any payment, you will be getting an invoice as you make payment to us and an e-receipt for the payment made with Contract of sale

When do I get my Deed of Assignment and survey?

You can get deed of Assignment and Survey plan within 7 - 10 working days.

What will the development levy cover?

The basic features that comes with the estate such as, earth roads, gate house, perimeter fencing and security.

NOTE: Infrastructure levy to be determined in the future and the following to be provided by the company subject to the payment of same;

- Greenery Electrification/Transformer
- Recreational Facilities
- Good Road Network
- Security Post
- Fire Service
- Concretized Drainage
- Street Lightings Events
- Center
- Water

When will my plot be allocated to me?

Once payment is made, you will be allocated a spot on the layout. However, physical allocation of your plot will be carried out upon completion of full (100%) payment.

Can I start construction of building immediately?

Construction can commence provided that Development Levy has been paid in full and the Building Plan approval has been sought and obtained from the appropriate authorities.

What type of building can i construct in the estate?

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**You need to conform with the estate layout and build according to the designated sections. So you are only allowed to build houses on each section based on the designated use or plan for that section (commercial or residential) i.e. bungalow, blocks of flats, detached houses (duplex).**

**Note, Tenement buildings (face-me-I-face-you) are not allowed. All building designs must conform to the required set back of building control of the estate and such design would be approved by the company and LSG afterwards.**

Can I resell my property?

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**Yes, subscriber who has paid up on their land can resell their plot(s). However, approval must be sought and granted by OAKWOOD GROUP LTD and CHRISTADE GROUP LTD. We would require the seller to provide the company with details of the buyer. Either party shall pay a Change of Ownership fee of N200,000 (Two Hundred Thousand Naira) exclusive of title document fees for the new owner (buyer). Please note that it's subject to review.**

Can I pay cash to the agent?

**We strongly advise that all payments should be made to 1223570264 || Winthrop View Estate Nig Ltd || Zenith Bank. Otherwise, cheque(s) should be issued in favour of WINTHROP VIEW ESTATE NIG LTD. We shall not accept any responsibility for any liability that may arise, as a result of deviation from the above instruction.**

## PROSPECTIVE CLIENT

What happens if I cannot continue the payment, can I get a refund?

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Yes, a refund can be made, subject to availability of funds by the Vendor after a minimum of 3 months from the date of the refund request or availability of an off-taker. At all instance, the refund will be made less 20% administrative charges.

What is the transaction process?

- Inspection of land
- Fill the subscription form as well as FAQs
- Make payment for the property
- Send payment evidence, filled form and signed FAQs to [info@oakwoodgroup.net](mailto:info@oakwoodgroup.net)
- Issuance of Invoice, Receipt, Contract of Sale, and Acknowledgement Letter
- Payment for Deed, Survey and Development Fees
- Issuance of Allocation Letter
- Physical allocation
- Issuance of Survey, Deed and Certificate of Allocation

Therefore, the information provided, FAQ's and terms herewith is acceptable and consented by me. I acknowledge receiving a copy of it.

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Subscriber's Name

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Date

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Subscriber's Signature

## SUBSCRIPTION FORM

# The Atlantis Estate

Passport  
Photograph

## PERSONAL DATA

TITLE:

FULL NAME:

GENDER:

DATE OF BIRTH: DD/MM/YY

NATIONALITY:

RESIDENTIAL ADDRESS:

EMAIL ADDRESS:

PHONE NO:

## CURRENT EMPLOYMENT DETAILS

OCCUPATION:

WORKPLACE:

WORKPLACE ADDRESS:

## IDENTIFICATION

MEANS OF IDENTIFICATION: ☐ Int'l Passport ☐ National ID ☐ Voter's Card ☐ Driver's License/Permit

IDENTIFICATION NO:

## NEXT OF KIN'S INFORMATION

FULL NAME:

RELATIONSHIP:

PHONE NO

EMAIL ADDRESS:

RESIDENTIAL ADDRESS:

## PAYMENT OPTIONS

### Outright Payment

0-3 Months || No Interest

☐

### Instalment Payments

0-6 Months || 5% Additional Interest

☐

## LAND INFORMATION

PLOT SIZE:

☐

250 SQM

☐

500 SQM

PLOT NO:

CORNER PIECE:

☐

Yes

☐

No

REASON FOR PURCHASE:

☐

Investment

☐

Residential

☐

Others

## FOR OFFICIAL USE ONLY

REALTOR'S NAME:

REALTOR'S MOBILE:

REALTOR'S EMAIL:

REALTOR'S ID. NO:

DATE TREATED:

## DECLARATION

I \_\_\_\_\_ a subscriber to "The Atlantis Estate" do acknowledge my obligation to pay on a weekly/monthly basis all payment due on my payment plan for plot/plots I subscribed to. I also acknowledge the right of the vendor to revoke the plot/plots due to me in the event of failure, refusal or neglect to pay as was agreed upon for two (2) consecutive months. I acknowledge that if any information I supplied is found to be false, I will be disqualified from allotment and any withdrawal of my interest on the plot/plots paid for will only be considered/entertained within.

Applicant's Signature

Date

BANK  
DETAILS

Bank Name:

Account No:

Account Name: