

WWW.ARC-DEVELOPMENTS.COM

LEMA COURT

Lema Court is a luxury development in the heart of Lekki Phase 1, Lagos. It embodies contemporary design tailored for modern living, catering to both residents and investment needs.



MANAGER :

ARC AGENCY DEVELOPMENT LTD.

TEAM LEAD :

Ms Grace Egbayelo
grace.e@arc-developments.com

MEMBERS :

Ms. Victoria Jeje
victoria.j@arc-developments.com

PRICING :

- **2 bedroom** units: **NGN 250,000,000**
- **3 bedroom** units: **NGN 350,000,000**

LOCATION :

Ebun-Olu Adegboruwa Lane, Babalola Gardens
off Freedom Way (adjacent to Presken Hotel)
Lekki Peninsular Scheme 1, Lagos.

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PROPERTY AMENITIES

- 2-bedroom flat, en-suite with BQ (08 units)
- 3-bedroom penthouse, en-suite with BQ (02 units)
- Elevator
- Ample covered parking space (20 cars)
- High-quality kitchen fittings
- Industrial borehole & and water treatment plant
- 24-hour electricity backup generators
- Dedicated Electrical Transformer
- CCTV system, and more
- Fully Serviced

OBJECTIVES, SCOPE & GOALS

We aim to establish a sustainable, functional, and economically viable space tailored to meet the needs of buyers and investors.

Our comprehensive approach includes meticulous planning, intentional design, expert construction, and effective facility management. We take into account critical factors such as zoning, environmental impact, infrastructure, and community integration.

Our objective is to optimize property value by embracing sustainable and innovative design, promoting community engagement, adhering to regulations, and securing a positive return on investment.



CONSTRUCTION MILESTONES

The project has achieved completion and is on track for timely **delivery** in **December 2025**. We look forward to unveiling the finished product, combining modern aesthetics and functionality.

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ARCHITECTURAL PLANS

PROPOSED RESIDENTIAL DEVELOPMENT

FOR

ARC DEVELOPMENTS

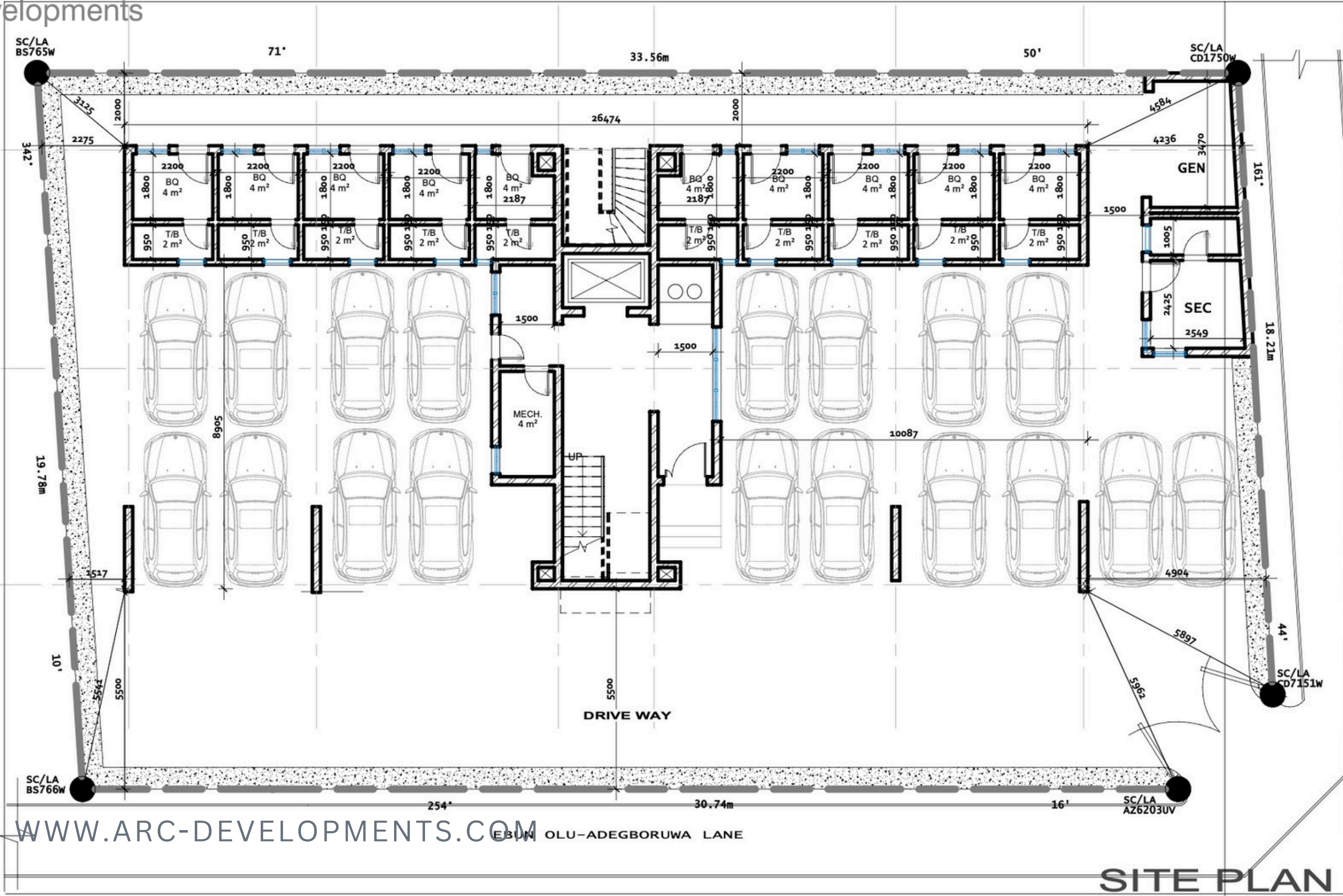
AT

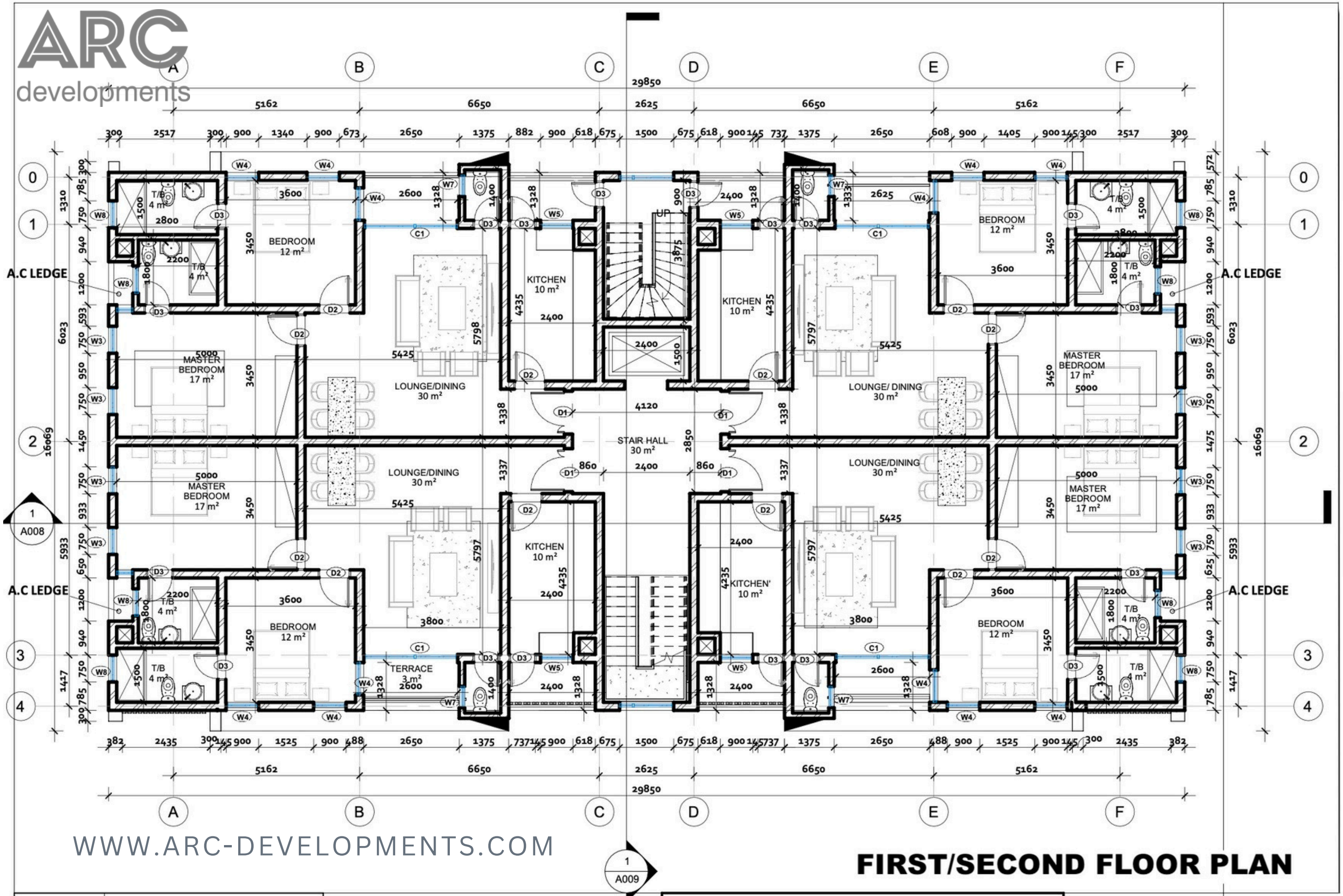
EBUN OLU-ADEGBORUWA LANE, EBUTE ITEDO VILLAGE, LEKKI-ETI-OSA
LOCAL GOVT. AREA LAGOS STATE.

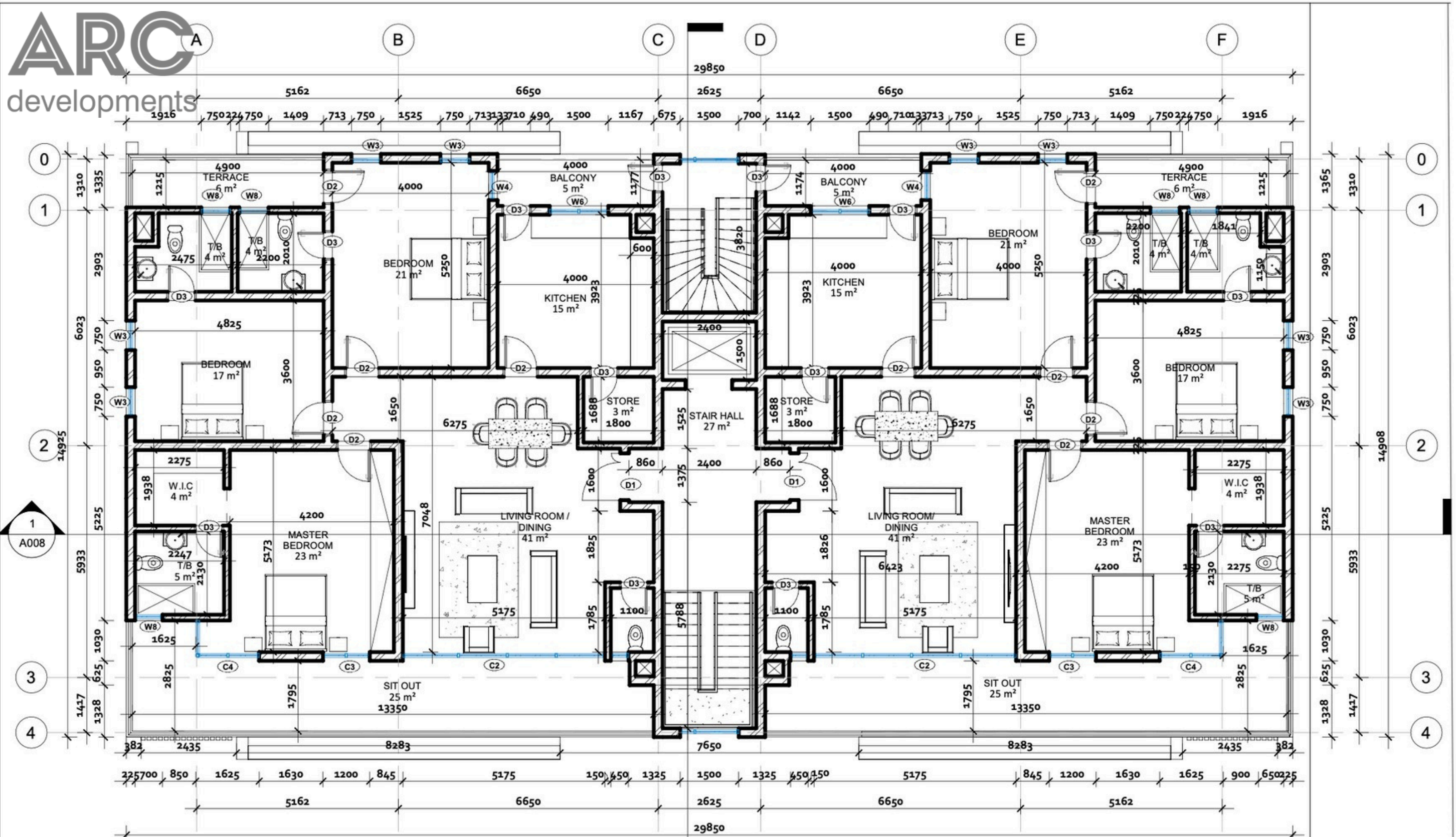
CONSTRUCTION DRAWINGS

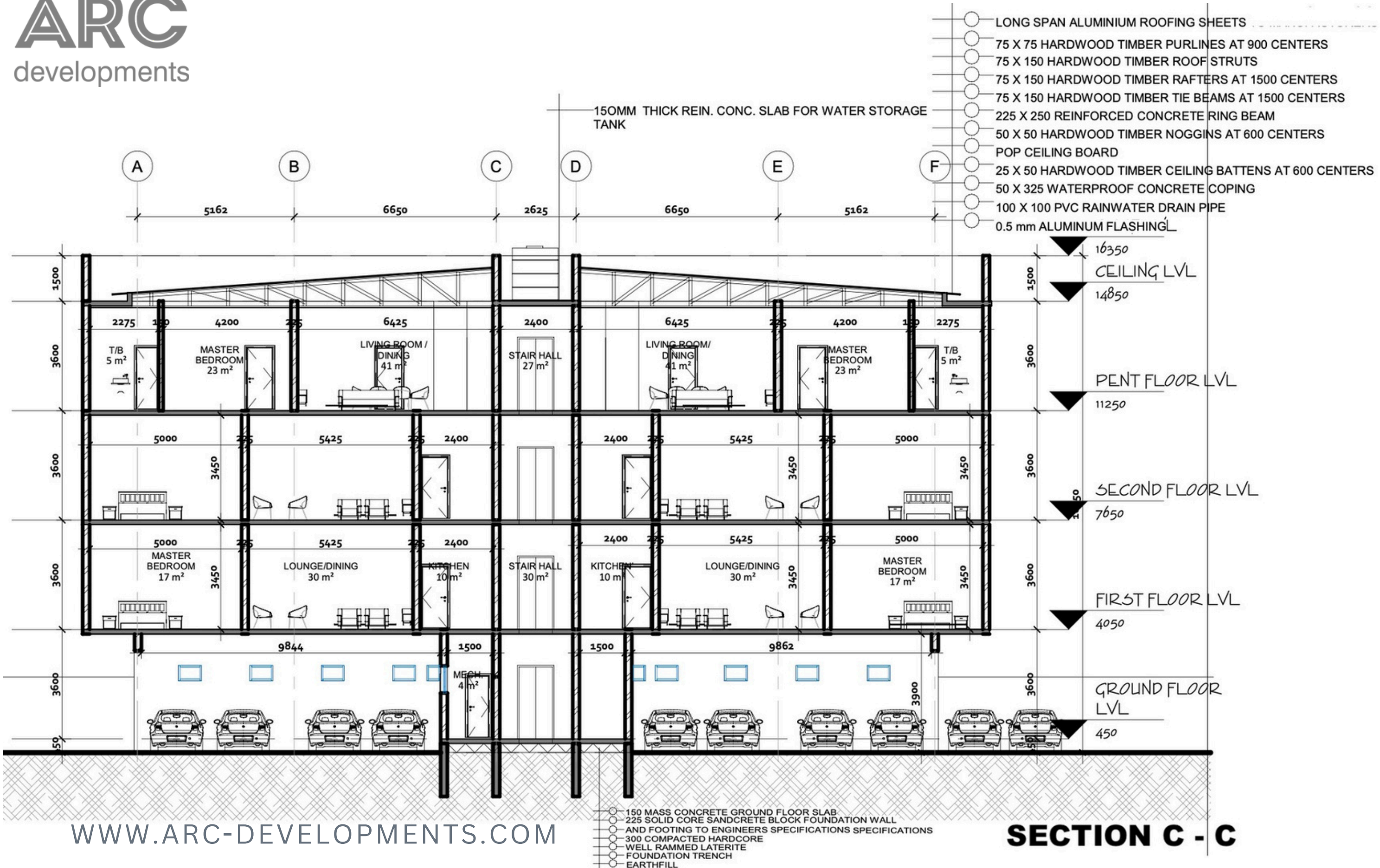
MARCH 2021



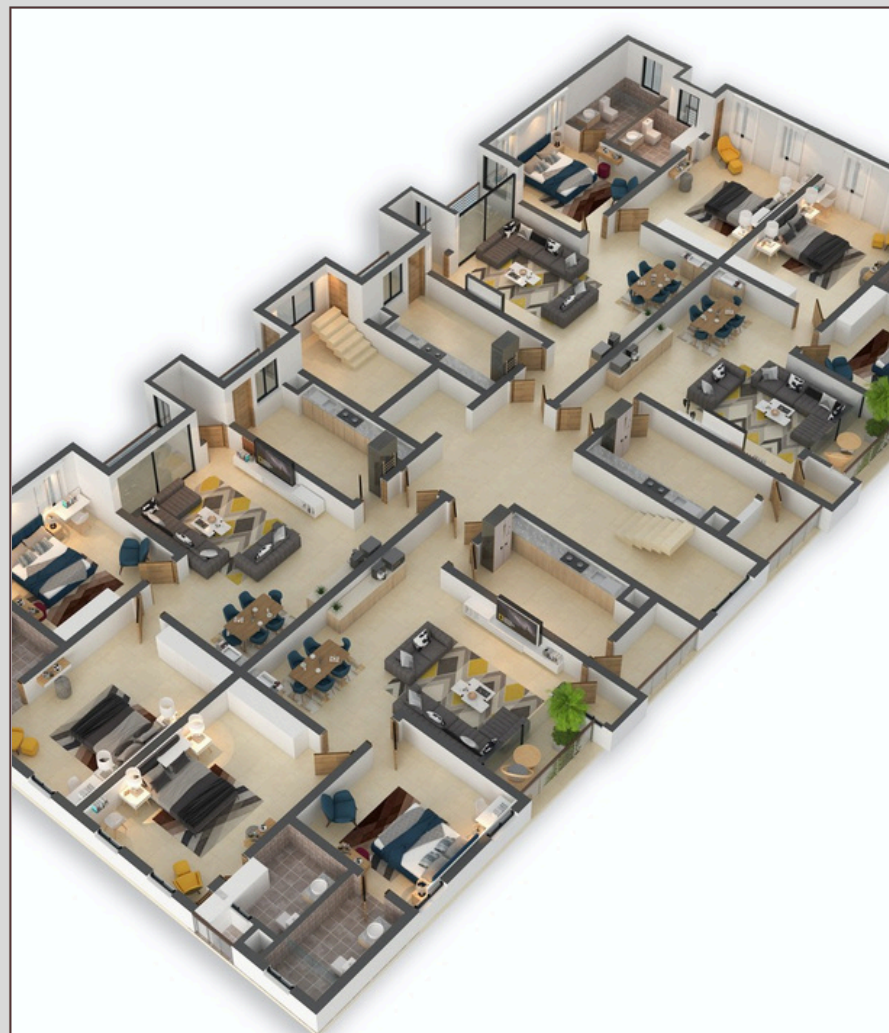








PRICING & PAYMENT TERMS



2-Bedroom Flat

-  **2 beds**
-  **1 car space**
-  **2 baths/wc**
-  **1 guest wc**
-  **1 BQ room**



3-Bedroom Penthouse

-  **3 beds**
-  **2 car spaces**
-  **3 baths/wc**
-  **1 guest wc**
-  **1 BQ room**
-  **roof terrace**

Price (Outright Purchase) N250 million
Documentation/Legal (5%) N12.5 million

Price (Outright Purchase) N350 million
Documentation/Legal (5%) N17.5 million

Conditions:

- **Subscription Process** - Prospective tenants must complete the Subscription Form provided by ARC
- **DEVELOPMENTS Agreement Stage** - After submitting the Subscription Form, tenants are to carefully review and sign the Terms and Conditions document outlining the purchase agreement.
- **Payment Method** - Payments are to be made to the designated bank account provided by ARC DEVELOPMENTS.

LEGAL TITLE DOCUMENTATION – Governor’s Consent

DATED THIS *20th* DAY OF *June* 20*24*

BETWEEN

ELEGUSHI PROPERTY INVESTMENT COMPANY LIMITED
(Assignor)

AND

ARC AGENCY DEVELOPMENT LIMITED
(Assignee)

=====

DEED OF ASSIGNMENT

of that piece or parcel of land situate, lying and being at Ikate Ancient City in the Eti-Osa Local Government Area of Lagos State, measuring approximately 684.942 square metres, which area of land is more approximately described, delineated and edged RED in Survey Plan No. KCO/902/016/2021/LA dated 2nd February, 2021 prepared and drawn by K. Chris Oshin Bsc, Msc, MBA, MNIS, Registered Surveyor, described in the approved Layout Plan No. TPAO 992, and covered by Certificate of Occupancy dated 19th September, 1990 and Registered as No. 60 at Page 60 in Volume 1990AK.


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PREPARED BY:

M. Aderemi Bashua Esq
M. A. BASHUA & CO.
LEGAL PRACTITIONERS
218, BAMGBOSE STREET,
LAGOS ISLAND,
LAGOS STATE.

TEL: +234-8023187031


013/44/130014/51



Reg fee: ₦86,000.00 PD ON 47452373 of 02/08/21

THIS INSTRUMENT WAS DELIVERED TO ME FOR REGISTRATION BY *ARC AGENCY DEVELOPMENT LTD* OF *12, ANIFOWOSHE STREET, VICTORIA ISLAND, LAGOS* AT *10-00* O'CLOCK IN THE *FORE* ROOM THIS *13th* DAY OF *NOVEMBER, 2024*

[Signature]
DEPUTY ASST. REGISTRAR



THIS INSTRUMENT IS REGISTERED AS NO. *14* PAGE *14* IN VOLUME *2788* OF LAND REGISTRY IN THE OFFICE AT LAGOS.

[Signature]
REGISTRAR

DULY STAMPED
COMMISSIONER OF STAMP DUTY
LAGOS-STATE GOVERNMENT
[Signature]
DATE:

FROM	BEARING	DISTANCE	TO
SC/LA	'O' ' ' (M)		SC/LA
BS766W	342 10	19.78	BS765W
BS765W	71 50	33.56	CD1750
CD1750W	161 44	18.21	CD1751
CD1751W	208 00	4.15	CD1752
CD1752W	254 16	30.74	BS766W

TOTAL AREA: 684.942 Square Metre

IN WITNESS WHEREOF the Assignor and the Assignee have hereunto set the seals the day and year first above written.

THE COMMON SEAL OF THE WITHIN NAMED ASSIGNOR, ELEGUSHI PROPERTY INVESTMENT COMPANY LIMITED is hereunto affixed and deed duly delivered in the presence of:

[Signature] DIRECTOR *[Signature]* SECRETARY

38574
[Signature] 14/11/24

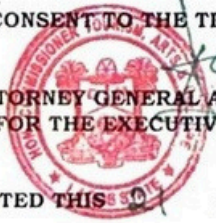
THE COMMON SEAL OF THE WITHIN NAMED ASSIGNEE, ARC AGENCY DEVELOPMENT LIMITED is hereunto affixed and deed duly delivered in the presence of:

[Signature] DIRECTOR *[Signature]* SECRETARY


I CONSENT TO THE TRANSACTION HEREIN CONTAINED

ATTORNEY GENERAL AND COMMISSIONER FOR JUSTICE FOR THE EXECUTIVE GOVERNOR OF LAGOS STATE

DATED THIS *20th* DAY OF *June* 20*24*



COMPLIANCE DOCUMENTATION

 **LAGOS STATE GOVERNMENT**
LAGOS STATE PHYSICAL PLANNING PERMIT AUTHORITY
OBA AKINJOBI WAY, OLD SECRETARIAT, IKEJA, LAGOS.

PROV/1013/ETW

PROVISIONAL PERMIT NO.: PRV 20.....

DEVELOPER: **ARC AGENCY DEVELOPMENT LIMITED**
ADDRESS: **EBUN OLU-ADEGBORUNWA LAND EBUTE-ITEDO VILLAGE, ELEGUSHI PROPERTY INVESTMENT CO-LTD., LEKKI PENINSULA SCHEME, TPAO 992, IKATE ANCIENT CITY, ETI-OSA L.G.A, LAGOS STATE.**

PROVISIONAL PLANNING PERMIT No 00001827

ETIOW/EPID/2022/1312M/131

This is to acknowledge the receipt of your application with Ref. No.: a proposed **4 FLOORS (RES) 5 UNITS** at **EBUTE-ITEDO VILLAGE, ELEGUSHI, LEKKI PENINSULA SCHEME, TPAO 992, IKATE** Submitted to **ETI-OSA (NORTH)** District Office for processing of Planning Permit.

2.0 Your Application has been assessed and found satisfactory with respect to the Town Planning Regulations/Standards and Statutory Payments.

3.0 Consequently, you are hereby granted a **PROVISIONAL PLANNING PERMIT**, pending the submission of a valid Title Document for the grant of Final Planning Permit.

4.0 You may please note that this Provisional Planning Permit ONLY authorises you to move to site and commence construction, in line with the Design Drawings submitted and to notify the Lagos State Building Control Agency (LASBCA) of your intention to commence construction.


5.0 Please note that this Provisional Planning Permit cannot be used for the following:


- i) Obtain Demolition, Re-Stamping and Renovation Permit;
- ii) Evidence for Payment of Compensation


6.0 However, for the grant of Final Planning Permit, you are to formally write to the Lagos State Physical Planning Permit Authority (LASPPPA) with original copy of the Certified True Copy (CTC) of Title/Legal Document obtained from Lands Bureau, *within Nine (9) Months* of Provisional Approval, to the District Office (LASPPPA) for processing, with a copy of the Provisional Planning Permit earlier granted.

7.0 Thank you

Dated this **14th** day of **JUNE 2022**.


For General Manager

 **LAGOS STATE GOVERNMENT**

 **LAGOS STATE BUILDING CONTROL AGENCY (LASBCA)**
to lead and transform the building and construction industry by enhancing skills and professionalism as well as improving design and construction capabilities.

OFFICE OF ISSUE: ETI – OSA WEST

THE DEVELOPER: ARC AGENCY DEVELOPMENT LIMITED

ADDRESS: EBUTE – ITEDO VILLAGE, ELEGUSHI, LEKKI PENINSULA SCHEME, TPAO 992, IKATE, ETI-OSA LOCAL GOVERNMENT AREA, LAGOS STATE.

NO. OF FLOORS: FOUR (4) FLOORS, (RESIDENTIAL), FIVE (5) UNITS.

AUTHORIZATION TO COMMENCE CONSTRUCTION.

Sequel to your notice to commence building construction at your site situated at Ebute – Itedo Village, Elegushi, Lekki Peninsula Scheme, TPAO 992, Ikate, Eti-Osa L.G.A., Lagos State.

2.0 The commencement of building construction is hereby **AUTHORIZED**.

3.0 You will be required to comply with all Health, Safety and Environmental standards, specifications and schedule of finishing in accordance with the good and acceptable Construction Practice.

4.0 Furthermore, you are to invite the Agency for Stage Inspection and Certification at all stages of the project (from start to finish) giving Seven (7) days notice accordingly.

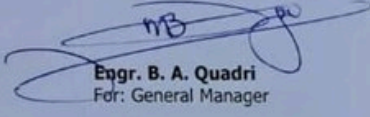
5.0 Kindly submit all outstanding documents within 14 days of the receipt of this letter.

6.0 Please comply with all provisions of the Planning Permit granted, failure to which this **authorization becomes invalid**.

7.0 Thank you.


Dated this **21st day of July, 2022**.


SC NO: LASBCA/ETW/22/SC/104


Engr. B. A. Quadri
For: General Manager

LAGOS STATE BUILDING CONTROL AGENCY

Muiz Banire Str., Off Oba Akinjobi Way, Ikeja, Lagos. Tel: 0700 052 7222, 0700 505 0404
E-mail: lasbca@lagosstate.gov.ng

 **LAGOS STATE GOVERNMENT**

 **LAGOS STATE INTERNAL REVENUE SERVICE**

Stamp Duties and Capital Gains Tax
Ministry Lands
Block 14, Room 6,
Alausa-Ikeja,
Lagos.
Tel: 08023204489, 01-4538427

12th August 2021

Arc Agency Development Ltd
C/O Mayor & Foster Nig Ltd
Ikeja
Lagos

Dear Sir/Madam,

RE: GOVERNORS CONSENT FILE NO LU/GC/130014/SI

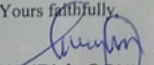
1. Above subject matter refers.
2. Hereunder are itemized relevant charges assessed on your file for prompt payment at any of the **Lagos State Revenue Collection designation banks**
3. Payment Agency Code for (a), (b) (c) & (d) below is **13040**
 - (a) Capital Gain Tax (CGT) **#86,000.00** Payment Revenue Code is **32105**
 - (b) Personal Income Tax (PIT)
 - i. Assignor(s) **#200,000.00each** Payment Revenue Code is **32102**
 - ii. Assignee(s) **#300,000.00each** Payment Revenue Code is **32102**
 - iii. Borrower(s) **#N/A** Payment Revenue Code is **32102**

Please present adequate and current Tax Clearance Certificate for PIT and clear copies of payment receipts for items a, c and d if already paid.

- (c) Business Premises (BPR) **#10,000.00** Payment Revenue Code is **32117**
- (d) Stamp Duty **#86,000.00** Payment Revenue Code is **32110**

4. Kindly note, that your representative on this file will be required to present a current Tax Clearance Certificate or evidence of tax before assuming authority to represent you.

5. Please ensure that all Taxes are paid with current payment codes as prescribed above. Note that this new assessment notice supersedes the earlier one, based on additional information.

Yours faithfully,

WAIDI A. OGUNNORIN
Commissioner for Stamp Duties and C.G.T

INTERNAL REVENUE SERVICE HQ
Good Shepherd Building, Opposite Lagos State Secretariat, Main Gate, Alausa, Ikeja
E-mail: headoffice@lirs.net Website: www.lirs.gov.ng

Project Approval

PREPARED BY:

Ms. Grace Egbayelo

POSITION

Admin / HR

DATE

20 November 2025

APPROVED BY:

Ms. Cybel Ebaye

POSITION

Front Desk Executive

DATE

20 November 2025
