The Diaspora

Land-Buyer's 48 Hrs

Coastal Land

VERIFICATION CHECKLIST



Featuring:

MAJESTIC BAY
ESTATE
EXPERIENCE A COASTAL LIVING

BEFORE YOU INVEST

PROTECT YOUR INVESTMENT BEFORE YOU CROSS THE OCEAN.



Buying land from abroad should never feel like a gamble.

Distance creates opportunity, not just for investors, but unfortunately for fraudsters. Beautiful pictures, polished videos, and convincing conversations cannot replace proper verification.

That's why this guide was created.

Within **48 hours**, you can verify almost everything that truly matters from anywhere in the world.

INSIDE THIS GUIDE

You'll discover seven simple checks that help you:

- Visibility over your clients, transactions, and earnings
- Verify the land title
- Confirm the developer
- Validate the location
- Protect your payment
- Understand your documents
- Verify the estate physically
- Buy with confidence

THE 7 CHECKS

YOUR 48-HOUR VERIFICATION ROADMAP



01 Verify the Land Title

02 Confirm Government Status

03 Verify the Developer

04 Protect Your Payment

05 Confirm Documentation

06 Inspect the Property

07 Review Every Agreement

Every successful land investment begins with verification, not payment.

CHECK 1

VERIFY THE LAND TITLE



ASK

"What title does this estate hold?"

VERIFY

The answer should be specific, not vague.

Majestic Bay Estate holds:

Approved Government Gazette (Oju-Ota).

Request the title information in writing and independently verify it through a property lawyer or the Lagos State Land Registry.

WALK AWAY IF

Someone says:

"We'll perfect the title later."

"Trust us."

"The title is processing." without providing evidence.

WHY IT MATTERS

A verifiable title protects your ownership and increases long-term investment value.

MAJESTIC BAY FACT

Title: Approved Government Gazette (Oju-Ota).

CHECK 2

CONFIRM GOVERNMENT STATUS



> *Ask "Is this estate free from government acquisition or disputes?"*

VERIFY

A genuine estate should clearly state whether the land is free from acquisition. Majestic Bay Estate provides this transparency and encourages independent verification.

WHY THIS MATTERS

Buying land under acquisition can delay or even prevent future development.

MAJESTIC BAY ADVANTAGE

Strategically located at Okorisan Waterfront Lekki-Epe Expressway within Lagos' fastest-growing investment corridor.

CHECK 3

VERIFY THE DEVELOPER



Ask

"What is your CAC registration and regulatory status?"

A CREDIBLE DEVELOPER SHOULD WILLINGLY PROVIDE:

- Corporate Registration
- Physical Office
- Customer Support
- Track Record

Why Harmony Garden?

Harmony Garden & Estate Development Ltd has successfully developed multiple estates across Lagos while maintaining transparent documentation and structured payment systems.

A REAL COMPANY LEAVES A REAL FOOTPRINT. NOT JUST SOCIAL MEDIA PAGES.

CHECK 4

PROTECT YOUR PAYMENT



Ask
"Which account am I paying into?"

Always pay only into a registered corporate account.
Never transfer millions into:

- ✕ Personal accounts
- ✕ Unverified agents
- ✕ Anonymous wallets

MAJESTIC BAY PAYMENT OPTIONS

RESIDENTIAL 300 sqm	**₦30 Million** INIT. DEPOSIT: ~~₦5M~~
RESIDENTIAL 500 sqm	**₦50 Million** INIT. DEPOSIT: ~~₦5M~~
COMMERCIAL 1000 sqm	**₦150 Million** INIT. DEPOSIT: ~~₦10M~~
WATERFRONT 1000 sqm	**₦250 Million** INIT. DEPOSIT: ~~₦10M~~

GOLDEN RULE

Your payment should always leave a professional paper trail.

CHECK 5

CONFIRM EVERY DOCUMENT



Before making payment, ask: "What documents will I receive—and when?"

Your documentation journey should include:

- Payment Receipt
- Contract of Sale
- Deed of Assignment
- Allocation Letter
- Handover Documentation

Everything should be clearly communicated before payment.

Harmony Garden Promise

Everything should be clearly communicated before payment.

BOTTOM QUOTES

"Serious developers document every promise."

CHECK 5

INSPECT BEFORE YOU INVEST

Never rely only on edited promotional videos.

Instead, request:

- Live Video Inspection
- Exact Plot Location
- Surrounding Landmarks
- Survey Confirmation



Confirm These Majestic Bay Landmarks

Instead, request:

- Proposed Lekki International Airport
- Dangote Refinery
- Lekki Aviation Town Estate
- Pan-Atlantic University
- Lekki Deep Sea Port

Why It Matters

Seeing your actual plot even virtually provides confidence before payment.

BOTTOM QUOTES

"Own the view. Verify the location."

WHY MAJESTIC BAY STANDS OUT

EXPERIENCE COASTAL LIVING



01

Coastal Lifestyle

Wake up to a waterfront environment designed for serenity and premium living.

02

Investment Growth

Located within the rapidly developing Lekki-Epe investment corridor.

03

Multiple Options

- Residential
- Commercial
- Exclusive Waterfront Plots

04

Lifestyle + Income

Ideal for future residences, hospitality projects, waterfront recreation, tourism-driven developments.

THE MAJESTIC BAY PROMISE

Live by the water. Earn from the water.
Own a lifestyle that pays you back.

CHECK 7

READ EVERY AGREEMENT BEFORE YOU SIGN

EXPERIENCE COASTAL LIVING



Ask This

> *"Can I review the complete purchase terms before making payment?"*

A reputable developer will never rush you into making a payment without giving you sufficient time to understand the terms of your purchase.

VERIFY BEFORE YOU COMMIT

Before paying, confirm in writing:

- Purchase Price
- Plot Size
- Payment Plan
- Initial Deposit
- Documentation Fees
- Development Timeline
- Allocation Process
- Refund & Resale Policy

Everything should be transparent, documented, and clearly explained.

CHECK 7

READ EVERY AGREEMENT BEFORE YOU SIGN

PLAN & DURATION	RESIDENTIAL (300 SQM)	RESIDENTIAL (500 SQM)
Outright - Within 90 Days	~~₦30~~ Million	~~₦50~~ Million
Instalment - 4–6 Months	~~₦32~~ Million	~~₦53~~ Million
Instalment - 7–12 Months	~~₦34~~ Million	~~₦56~~ Million

COMMERCIAL (1,000 SQM)	
Outright	~~₦150M~~
4–6 Mos	~~₦155M~~
7–12 Mos	~~₦160M~~

WATERFRONT (1,000 SQM)	
Outright	~~₦250M~~
4–6 Mos	~~₦255M~~
7–12 Mos	~~₦260M~~

YOUR 48-HOUR ACTION PLAN

FIRST 4 HOURS

Gather Information

Request:

- Land Title
- Corporate Details
- Estate Brochure
- Payment Details
- Documentation Schedule

NEXT 20 HOURS

Verify Everything

Confirm:

- ✓ Land Title
- ✓ Company Registration
- ✓ Payment Account
- ✓ Estate Location
- ✓ Survey Details

FINAL 24 HOURS

See It Yourself

Book a live virtual inspection. Ask to see:

- ✓ Your preferred plot
- ✓ Estate entrance
- ✓ Waterfront
- ✓ Road network
- ✓ Nearby landmarks
- ✓ Existing development

Once all seven checks are complete...

You can invest with confidence, not assumptions.

VERIFICATION TAKES LESS THAN 48 HOURS.
REGRET CAN LAST FOR YEARS.

WHY INVESTORS CHOOSE MAJESTIC BAY ESTATE



Experience Coastal Living

Before buying any land, ask one question:

> *"If I verify everything, is this still an investment worth owning?"*

For Majestic Bay, the answer is yes.

HERE'S WHY

- Approved Government Gazette (Oju-Ota)
- Strategic Waterfront Location
- Residential, Commercial & Waterfront Plots
- Located Along the Lekki-Epe Growth Corridor
- Excellent Road Accessibility
- Proximity to Major Economic Projects
- Flexible Payment Plans
- Secure Investment Opportunity

NEARBY LANDMARKS

- Proposed Lekki International Airport
- Dangote Refinery
- Lekki Aviation Town
- Pan Atlantic University
- Lekki Deep Sea Port

OUR PROMISE

At Harmony Garden, we don't ask you to trust us blindly. We encourage you to verify everything. Because confidence creates satisfied investors.

RUN THE CHECKLIST.

Verify Everything. Then Invest with Confidence

READY TO VERIFY MAJESTIC BAY?



Book Your FREE 45-Minute Virtual Investment Consultation

Book Your FREE

45-Minute Virtual Investment Consultation

Whether you're in:

🇬🇧 United Kingdom
🇺🇸 United States
🇨🇦 Canada
🇦🇪 UAE
🇪🇺 Europe

or anywhere around the world...

We'll help you verify Majestic Bay from wherever you are.

DURING YOUR FREE SESSION, WE WILL:

- Walk you through the Approved Government Gazette
- Conduct a Live Virtual Site Inspection
- Show you available plots
- Explain payment plans
- Answer your legal and documentation questions.
- Help you choose the best investment option
- Explain how to reserve your preferred plot.

MAJESTIC BAY ESTATE

Experience Coastal Living

Live by the water. Earn from the water.
Own a lifestyle that pays you back.

Call to Action

Book Your FREE Inspection Today

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