

FREQUENTLY ASKED QUESTIONS / TERMS & CONDITIONS

WHERE IS AVALANCHE PARK ESTATE LOCATED?

AVALANCHE PARK ESTATE is located in Igbogun, Ibeju Lekki, Lagos.

WHO ARE THE DEVELOPERS OF AVALANCHE PARK ESTATE?

DANBEL PROPERTIES & INVESTMENTS LIMITED.

WHAT TITLE IS ON AVALANCHE PARK ESTATE?

Registered Survey and Deed of assignment.

ARE THERE ANY ENCUMBRANCES ON THE LAND?

The Land is free from Government acquisition and adverse claim.

WHAT IS THE PAYMENT STRUCTURE?

SIZE	300SQM	600SQM
INITIAL DEPOSIT	NGN200,000	NGN200,000
0 - 2 MONTHS	NGN475,000	NGN850,000
0 - 3 MONTHS	NGN525,000	NGN900,000
4 - 6 MONTHS	NGN575,000	NGN950,00

***N.B: AFTER THE INITIAL PAYMENT, YOU ARE EXPECTED TO PAY THE BALANCE MONTHLY.**

Non-payment as at when due will be regarded as a fundamental breach of agreement which result to 5% monthly charge and possible relocation of the plot initially allocated to another within the estate with the same specifications.

WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT ON THE LAND?

SURVEY FEE	NGN200,000 PER PLOT
DEED OF ASSIGNMENT	NGN50,000 PER PLOT

WHEN DO I MAKE OTHER PAYMENTS?

- Survey and Deed of Assignment fees should be paid before physical allocation.
- Demarcation fee should be paid during physical allocation.

WHEN WILL MY PLOT BE ALLOCATED TO ME?

Immediately after 100% payment of the land, documentation of land agreement, survey and allocation fee has been paid.

WHAT DO I GET AFTER COMPLETION OF PAYMENT FOR THE LAND?

Receipt, Letter of Acknowledgement and Contract of Sale.

WHAT IS THE DEVELOPMENT TIMELINE FOR THE ESTATE AFTER ALLOCATION?

Development timeline is between 6 – 18 months.

CAN I PAY A DEPOSIT NOW AND PAY BALANCE ANYTIME WITHIN THE CHOSEN TENURE?

After initial deposit, you are expected to pay the balance when due. Non-payment as at when due will be regarded as fundamental breach of agreement which will attract a 5% monthly late charges and possibly the revocation of said plots.

IS THERE ANY EXTRA COST TO OWN A CORNER PIECE PLOT?

Yes, Corner Piece requires 10% surcharge.

WHAT DOES IT TAKE TO ACQUIRE COMMERCIAL PLOT?

Commercial plot attract a 20% surcharge.

CAN I HAVE A SURVEY FOR MORE THAN ONE PLOT?

Yes however, payment for each survey (per plot) will be in accordance with the number of plots purchased.

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CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

You can start construction after physical allocation has been made and payment of the stipulated survey levy and development levy.

IS THE ROAD TO THE ESTATE MOTOR-ABLE?

Yes, the estate road is motor-able.

ARE THERE ANY RESTRICTIONS ON BUILDING TYPES?

No

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

No, there is no time limit to commence work on your land after allocation.

WHAT IS THE SIZE OF THE PLOT OF LAND?

300²m and 600²m

WHAT KIND OF BUILDING?

Maximum of 4 family unit on 600 sqm.

CAN I RESELL MY PROPERTY?

Yes. However consent must be sought and granted by the Developer and we would require the seller to furnish the company with details of the buyer.

IF I PAID OUTRIGHT FOR MY PLOTS AND CANNOT COMPLETE THE PAYMENT ON OTHER STIPULATED FEE, CAN I GET A REFUND?

There is a 90-day deadline after payment for plots to complete payment on survey/allocation and land agreement fees to avoid loss of allocation or being reallocated to another person.

WHAT HAPPENS IF I CANNOT CONTINUE WITH PAYMENT? CAN I GET A REFUND?

Yes, a refund can be made. However, it will attract 30% administrative charges. A 3 months' period will be allowed the vendor to process the payment.

NB: Refund will be made only after the said plot has been sold

CAN I PAY CASH TO YOUR AGENTS?

We strongly advise that cash payments be made to **DANBEL PROPERTIES & INVESTMENTS LIMITED** at its designated banks. Otherwise, cheque(s) should be issued in favor of the company name. We shall not accept any responsibility for any liability that may arise as a result of any deviation from the above instructions.

CAN I PAY YOUR AGENTS?

As much as not trying to discredit our agents, it's the company policy that all payments be made to the company's account: Danbel Properties & Investments Ltd.

BANK	ACCOUNT NAME	ACCOUNT NUMBER
Guaranty Trust Bank	Danbel Company	0213123962

(Please read and sign the column below to indicate you have read and understood the terms & conditions contain in this document)

Subscriber Name

Signature

Date

CONTACT INFORMATION:



danbelinvestmentltd

danbelproperties

Think Investment, Think RealEstate

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