



The Doux Gardens

POWERED BY



THINK INVESTMENT, THINK REALESTATE

Where is the Doux Gardens?

The Doux Gardens is located at Bogije off Lekki-Epe Expressway

Who is the developer of the Doux gardens?

Danbel Properties and Investments Limited

What title does the land carry?

Governor's Consent

What is the nature and topography of the land?

Completely dry and stable land with a good topography

What type of infrastructure will the developers provide?

Perimeter fencing, Good paved road networks, drainage system, street light, recreational center, security surveillance.

Is the road to the Estate motor-able?

Yes, the road to the Estate is motor-able. The Estate is off Lekki-Epe Expressway.

Would there be any Development Levy?

Yes, there is a development levy of N2,000,000

What is the size of the plot?

500sqm and 300sqm

When will my plots be allocated to me?

Allocation is instant upon completion of payment for land, documentation, survey and development levy.

What do I get after the payment of the land?

- I. Payment receipt
- II. Letter of Acknowledgement
- III. Contract of Sales
- IV. Deed of Assignment
- V. Survey plan

PLEASE NOTE: Document (IV.) and (V.) will be prepared and presented after you have paid your documentation, survey and development fee.

How long does it take to produce my Survey and Deed of Assignment?

2 to 4 Weeks

What are the payment plans?

Outright, 3 months and 6 months only

What is the payment structure?

500SQM

LAND COST	NGN5,000,000 (INITIAL DEPOSIT: NGN5,000,000)
(0-3 MONTHS)	NGN15,000,000
(0-6 MONTHS)	NGN15,500,000

300SQM

LAND COST	NGN9,000,000 (INITIAL DEPOSIT: NGN3,000,000)
(0-3 MONTHS)	NGN9,000,000
(0-6 MONTHS)	NGN9,500,000

STATUTORY FEES

DEVELOPMENT & INFRASTRUCTURE FEE - NGN2,000,000
 LEGAL DOCUMENTATION & SURVEY - NGN700,000

Is there any extra cost required to have a Corner Piece Plot?

Yes. Corner Piece plots attract a 20% Surcharge of the cost of the land.

What does it take to acquire a Commercial Plot?

Commercial plots are calculated based on the square-meters but attract 20% extra on the same square meter of land as stated above.

Can I commence construction or building on the land?

Yes. You can start building on the land after physical allocation and payment of all fees has been completed. Please note that you are expected to get all necessary building approvals from the state government.

Is there any time limit to commence work on my land after allocation?

No, there is no time limit to commence work.

Can I re-sell my plot/property?

A subscriber can resell their property. However, a letter of notice of ownership transfer should be written to Danbel Properties and Investments Limited.

If I paid outright payment or installments payment for my plot(s) and I am no longer interested; can I get a refund?

YES, but it would be subjected to getting another buyer and 30% less of the purchase sum.

Is there any penalty for default of installments?

Yes, default payment includes a penalty fee of 2.5% of the land value.



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Is Danbel Properties and Investments Limited regulated and licensed by any institution?

YES. We are a registered Real Estate Company with the Corporate Affairs Commission with Registration number (RC13991490). We are also licensed and regulated by the Real Estate Developers Association of Nigeria (REDAN). We can guarantee you the security of your investment.

Can I pay cash to your agent?

NO, All payments must be made to our Bank accounts:

Account name: Danbel Properties and Investments Limited.
1017367715 – Zenith Bank
0036072247 – Stanbic IBTC
0213123962 – GTBank

DOMICILIARY ACCOUNT DETAILS

SWIFT ADDRESS : CITIGB2L
ACCOUNT NAME : ZENITH BANK PLC
ZENITH BANK SWIFT : ZEIBNGLA
FINAL CREDIT TO : Danbel Properties and Investments Limited

BENEFICIARY'S ACCOUNT NO.:
Bank add: ikota shopping complex branch vgc
5071904952- USD
5060484849- GBP
5080477854- EUR

(PLEASE, FILL THE FOLLOWING FORM WITH CORRECT AND UP TO DATE INFORMATION)

SURNAME:

FIRST NAME; OTHER NAMES:

SEX: MALE FEMALE

NATIONALITY:

PHONE NUMBER:

EMAIL:

RESIDENTIAL ADDRESS:

CITY:

COUNTRY:

OCCUPATION:

EMPLOYER'S NAME:

EMPLOYER'S ADDRESS:

NEXT OF KIN

NAME:

ADDRESS:

PHONE NUMBER:

EMAIL:

TYPE OF PLOT (PLEASE TICK APPLICABLE OPTION BELOW)

RESIDENTIAL COMMERCIAL NUMBER OF PLOTS

PAYMENT OPTIONS

OUTRIGHT 3 MONTHS 6 MONTHS

TERMS AND CONDITIONS APPLY

THE INFORMATION PROVIDED, FAQ AND TERMS HERewith IS ACCEPTABLE AND CONSENTED BY ME. I ACKNOWLEDGE RECEIVING A COPY OF IT) (*Please read and sign the Column below to indicate that you have read and understood the content of this document)

SUBSCRIBERS NAME

SIGNATURE

DATE