



## FREQUENTLY ASKED QUESTIONS / TERMS & CONDITIONS

### WHERE IS WINDSPRING ESTATE LOCATED?

Oju Agbe, Ibeju Community, Off Lekki Epe Express Way.

### WHO ARE THE DEVELOPERS OF WINDSPRING ESTATE?

DANBEL PROPERTIES & INVESTMENTS LIMITED.

### WHAT TITLE IS ON WINDSPRING ESTATE?

Gazette

### ARE THERE ANY ENCUMBRANCES ON THE LAND?

The Land is free from Government acquisition and adverse claim.

### WHAT IS THE PAYMENT STRUCTURE?

SIZE	500SQM	300SQM
INITIAL DEPOSIT	NGN500,000	NGN500,000
0 - 3 MONTHS	NGN3,000,000	NGN1,800,000
4 - 6 MONTHS	NGN3,200,000	NGN2,000,000

**\*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?

DEVELOPMENT LEVY	NGN800,000 PER PLOT
DOCUMENTATION FEE	NGN500,000 PER PLOT

### WHEN DO I MAKE OTHER PAYMENTS?

- Documentation fees should be paid before physical allocation.
- Development levy should be paid before 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 - 12 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.

### 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.

## FREQUENTLY ASKED QUESTIONS / TERMS & CONDITIONS

### 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?

300<sup>2</sup>m and 500<sup>2</sup>m

### WHAT KIND OF BUILDING?

Maximum of 4 family unit on 500 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.

### OFFICIAL BANK DETAILS

**BANK - ZENITH BANK**

**ACCOUNT NAME - DANBEL PROPERTIES AND INVESTMENTS LTD**

**ACCOUNT NUMBER - 1017 3677 15**

**BANK - STANBIC IBTC**

**ACCOUNT NAME - DANBEL PROPERTIES AND INVESTMENTS LTD**

**ACCOUNT NUMBER - 0036 0722 47**

(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

 **081 4444 9378, 081 4444 8956**

 [info@danbelinvestmentltd.com](mailto:info@danbelinvestmentltd.com)

 [www.danbelinvestmentltd.com](http://www.danbelinvestmentltd.com)

 Suite K192, Road 5, ikota shopping complex Lekki-Ajah, Lagos Nigeria.