



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	NGN1,000,000	NGN1,000,000
0 - 3 MONTHS	NGN3,500,000	NGN2,300,000
4 - 6 MONTHS	NGN3,700,000	NGN2,500,000

***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.

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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 500²m

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

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