

FREQUENTLY ASKED QUESTIONS

Q. Where is Castle Hills Villa Estate located?

A. Castle Hills Villa Estate is situated in Elerangbe area off Lekki-Epe expressway. It's about 10mins from the ongoing 4th Mainland bridge & 15mins to the proposed airport.

Q. Who is the developer of Castle Hills Villa?

A. Bionet Homes Ltd

Q. What types of infrastructure will the developer provide?

A. Perimeter fencing, Earth road, Street light, Gate house, Leisure area, Generator or Solar to power the street lights, Drainage, Security etc.

Q. Would there be any development and service charge to be paid?

A. Yes, to be determined later.

Q. Would there be any survey fee?

A. Yes, there will be total sum of ₦450,000 for Survey and Documentation of plot purchased.

Q. When do I get my allocation?

A. 1 month after the 100% payment for the land and survey fee is made & ₦20,000 payment for plot demarcation.

Q. What do I get after completion of payments for the land?

A. Receipt, letter of allocation and contract of sales.

Q. What type of Title exists on these estates?

A. Excision, Survey Plan & Deed of Assignment with Land owners.

Q. Is there any encumbrance on the land?

A. We take pride in the fact that after all due diligence, all our estates are free from every known government acquisition or interest and no adverse claimant.

Q. Can I pay a deposit and pay balance anytime within the duration of tenure chosen?

A. YES! After the payment of the initial deposit, you are expected to pay the balance monthly. Nonpayment monthly as at when due will be treated as fundamental breach of contract which can result to termination or revocation of contract.

Q. Can I start construction or building on the land now?

A. You can start building on the land after physical allocation and payment of the stipulated Survey fee and development levy.

Q. Is the road to the Estate motor able?

A. Yes, the road to the estates are motor able.

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

A. No.

Q. Can I re-sell my plot/property?

A. Bionet Homes Ltd can buy back plots from subscribers who have paid up on their land or assist to get a buyer. A charge of 10% (agency fee) is deducted from purchase/ selling/current price in both cases.

Q. Can I pay cash to your Agent?

A. While we are not discrediting anybody, we strongly advice that cash should be paid to Bionet Homes Ltd only. Otherwise, cheque should be issued in favour of Bionet Home Ltd. We would not accept any responsibility for any liability that may arise as a result of deviation from the above instruction.

Q. What is the size of the plot?

A. 600sqm

Q. If I don't have time to supervise my building project, can Bionet Homes help me in construction of my building?

A. YES! Bionet Homes will be pleased to build for you and hand over your building keys to you.

(Please, fill and Sign the column below to indicate you have read and understood the contents of this document.)

Subscriber's Name: Sign:..... Date:.....