

# FREQUENTLY ASKED QUESTIONS

## /TERMS & CONDITIONS



**Question:** Where is BETHEL ISLAND Located?

**Answer:** Akodo, Lekki Free Trade Zone.

**Question:** Who is the developer of BETHEL ISLAND?

**Answer:** ACE REAL ESTATE DEVELOPMENT LIMITED. RC1695202

**Question:** What types of infrastructure will the developer provide?

**Answer:** A Perimeter fencing, Gate House and Earth Road, and other vital amenities.

**Question:** What is the Payment Structure?

DURATION	FULL PLOT	HALF PLOT
Outright – 4 months	8M	4.2M
5 – 8 months	8.2M	4.4M
9 – 12 months	8.4M	4.6M

**Question:** What is the benefit of paying out-rightly (one time payment)?

**Answer:** You receive instant documentation and allocation.

**Question:** What do I get after completion of payment for the land?

**Answer:** Purchased Receipt, Acknowledgment Letter and Contract of Sales Agreement.

**Question:** What is Developmental levy?

**Answer:** It is the cost paid for the placement of Infrastructure within the estate.

**Question:** Are there any hidden charges?

**Answer:** No, there are no hidden charges. Developmental levy, survey fee and deed of assignment are all inclusive in the total package

**Question:** What is the breakdown of the installment payment plan?

**Answer:** Each month attracts an additional N50,000.

**Question:** Will there be extra charges for commercial plots and corner piece plots?

**Answer:** Yes, Commercial Plots attracts 20% surcharge while Corner plot attract an additional 10% charge

**Question:** When will my plot(s) be allocated to me?

**Answer:** Physical allocation is done instantly after the completion of payment. For subscribers to be eligible for Physical allocation, they must have complete full payment for plot price and other statutory charges.

**Question:** What do I get after completion of payment for the land?

**Answer:** Purchased Receipt, Acknowledgment Letter and Contract of Sales Agreement.

# FREQUENTLY ASKED QUESTIONS/TERMS & CONDITIONS



**Question:** When do I get my deed of assignment and survey?

**Answer:** Deed of Assignment and Survey would be given to each subscribers who have completed payment on the day of physical allocation.

**Question:** What type of Title does BETHEL ISLAND have on the land?

**Answer:** Government allocation (in view)

**Question:** Is the road to the Estate motorable?

**Answer:** Yes, the road to the Estate is motorable.

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

**Answer:** No there is no time limit to commence work but after the Building Plan approval has been sought & received from the appropriate authorities. However, maintainers of undeveloped plots must be done frequently for the safety of the residents living in the estate.

**Question:** Can I resell my plot(s) or property?

**Answer:** YES, but the company has to be duly informed for documentation processes.

**Question:** Can I pay cash to your agent?

**Answer:** We strongly advise that all payments should be made to:

- ACE REAL ESTATE DEVELOPMENT LIMITED 1023234928 UBA.

- ACE REAL ESTATE DEV. LIMITED 5400854101, PROVIDUSBANK.

- Otherwise, cheque(s) should be issued in favor of ACE REAL ESTATE DEVELOPMENT LIMITED. We shall not accept any responsibility for any liability that may arise, as a result of deviation.

- Crypto Payments are accepted in Bitcoin, Ethereum and USD Tether (USDT). Wallet address and details will be sent upon request.

**NOTE :** All forms of payments should be strictly made to the Company

**Question:** If I paid outright payment or installments payment for my plot (s) and I'm no longer interested, can I get a refund?

**Answer:** YES, but it would be subjected to getting another buyer and less 30% administration fee. A 3 months' period would be allowed for the vendor to process the payment.

Also note that the refund will be made only after the plots(s) has been resold.

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

Subscriber's Name:.....

Signature:.....

Date:.....