

**D'NYX**  
S C H E M E 2



# INTRODUCTION

**Onyx Global Business Investment Limited** is a real estate development firm charged with the responsibility of redefining the Nigerian Real Estate Market. We focus essentially on developing properties at promising locations that will generate massive return on investment over a short period of time. We have a dynamic team who are focused on identifying real estate opportunities for all our subscribers.

At **Onyx Global Business Investment Limited**, we have been able to bridge the gap between investors and the Nigerian Real estate industry by creating affordable, secured and amazing real estates investment for all. Professionalism is our core competence and we deliver our promises without compromising our standards. Over time, we have established deep – seated relationship with key players and stakeholders such as consultants as well as state authorities in the real estate industries

## OUR CORE VALUES ARE;

-  **INTEGRITY**
-  **COMPETENCE**
-  **VERSATILITY**
-  **TEAM WORK**
-  **PROMPT DELIVERY**
-  **QUALITY CLIENT / CUSTOMER SERVICE**

## OUR SERVICES

**Property Management | Property Marketing | Property Advisory**  
**Property Investment | Property Development**



# FREQUENTLY ASK QUESTIONS

**Question:** *Where is **D'ONYX SCHEME 2** Located?*

**Answer:** **D'ONYX SCHEME 2** is situated at **Orudu, Ibeju-Lekki** Opposite Coastal Road (Less than 5 minute's to Amen Estate, Jara Resort, Omu Resort, Ibeju Lekki Int'l Airport, 7 min drive to Free Trade Zone) off Lekki - Epe expressway, Lagos Nigeria.

**Question:** *Who is the developer of D'ONYX SCHEME 2 ?*

**Answer:** ONYX GLOBAL BUSINESS INVESTMENT LTD.

**Question:** *What type of Title does D'ONYX SCHEME 2 have on the land?*

**Answer:** ALLOCATED EXCISION Registered Survey & Deed of Assignment from the ancestral Owner

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

**Answer:** Perimeter fencing, Gate House and Earth Road.

**Question:** *What is the payment structure?*

**Answer:**

|  |                    |
|--|--------------------|
| <b>PLOT SIZE</b>                       | <b>300SQM</b>      |
| <b>0-4 MONTHS</b><br>Outright          | <b>15,700,000.</b> |
| <b>8 MONTHS</b><br>First Installment   | <b>15,900,000.</b> |
| <b>12 MONTHS</b><br>Second Installment | <b>16,100,000.</b> |

**Question:** *What is time frame for the complete outright Payment for land?*

**Answer:** After 60% initial deposit has been paid, a purchaser has a minimum of four months to complete the outright payment for land

**Question:** *Would there be any development levy?*

**Answer:** **NO. The property is all Inclusive ( Land + Development + Survey + Deed)**

**Question:** *What is Development levy?*

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

**Question:** *Would there be any survey fee?*

**Answer:** **No.** it all Inclusive and it is required at the time of Allocation, **( Land + Development + Survey + Deed)**  
**No** special Consideration When Buying More than a plot

**Question:** *Would there be an agreement fee?*

**Answer:** **No**, it's all Inclusive **(Land + Development + Survey + Deed)** and it is required at time of Payment.  
**No** special consideration when buying more than a plot.

**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 20%charge

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

**Answer:** Physical allocation is done instantly. For subscribers to be eligible for Physical allocation, they must have completed payment for plot and statutory fees.

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

**Answer:** *Purchase Receipt, Acknowledgment Letter and Contract of Sales Agreement.  
Also note that complete payments for statutory fees must be made no later than 4 months after complete payment for land .*

**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 3 weeks after physical allocation.*

**Question:** *Is the road to the Estate motor able?*

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

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

**Answer:** *YES there is 7-9 months time limit to commence work at least perimeter fencing should be done on your plot(s).  
However, maintenance 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:** *What is the size of the plot?*

**Answer:** *50ft. x 100ft. = 500sqm | 40ft. x 100ft. = 400sqm | 30ft. x 100ft. = 300sqm | 20ft. x 100ft. = 200sqm*

**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. 90 days period would be allowed for the vendor to process the payment. Also note that the refund will be made only after the plot(s) has been resold*

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

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

## PAYMENT OPTIONS



ACCOUNT NO  
**1404241572**



ACCOUNT NO  
**1017484766**



ACCOUNT NO  
**1023050344**

Account Name:  
**Onyx Global Business Investment Limited.**

*Otherwise, cheque(s) should be issued in favor of **ONYX GLOBAL BUSINESS INVESTMENT LTD.**  
We shall not accept any responsibility for any liability that may arise, as a result of deviation*

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

Subscribers Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Location: ORUDU, IBEJU-LEKKI

**PASSPORT  
HERE**

Please write your full name  
on the back side of your  
passport photograph

# LAND APPLICATION FORM

## PERSONAL DATA

Title:    Surname:

First Name:  Other Name:

Maiden Name:  Marital Status:  Nationality:

Date Of Birth         Current Address:

Mailing Address:

Email:

Mobile:  Home Telephone:

## NEXT OF KIN

Ful Name:

Mobile:  Email:

## CURRENT EMPLOYMENT DETAILS

Employer:  Designation:

Telephone:  Address:

## PAYMENT OPTION Please Tick As Appropriate

OUTRIGHT  8 MONTHS  12 MONTHS  SQM:  Number Of Plots:

COMMERCIAL  CORNER PIECE  RESIDENTIAL

## AGREEMENT AND UNDERTAKING

I \_\_\_\_\_ a subscriber to the  
**D'ONYX SCHEME 2** do hereby acknowledge my obligation to pay on a weekly/monthly basis, all installments due to my payment plan for the plot(s) I subscribed to, I also acknowledge the right of the promoters of **D'ONYX SCHEME 2** to revoke any plot(s) due to me in the event that I fail, refuse or neglect to pay for three (3) consecutive months. I acknowledge that if any information I supplied is found to be false, I will be disqualified from allotment. Any withdrawal of my interest on the land paid for, will only be entertained within 3 months of subscription and will attract a 10% severance and 20% administrative charge respectively. I have read and understood all the terms and conditions herein contained and so agree.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

## FOR OFFICIAL USE ONLY CONSULTANT

Consultant's Name:

Consultant's Mobile:

Consultant's Group Name:

Consultant's Email:

Date Treated:



# LANDMARKS







*Experience*  
**A Redefined**  
**Real Estate**  
SERVICES WITH US TODAY!



[www.onyxglobal.com.ng](http://www.onyxglobal.com.ng)

***“Some look for  
beautiful place,  
others create a  
beautiful place”***

***Home at the center of all***



***Thank  
you  
From***






**ONYX**  
GLOBAL BUSINESS INVESTMENT LTD.

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