

Q1. WHERE IS PRIME GARDENS OTA?

A. PRIME GARDENS OTA is situated in Atan-Ota, Otta, Ogun State.

Q2. WHO ARE THE OWNERS/ DEVELOPER OF PRIME GARDENS OTA?

A. PWAN PRIME LTD, a Leading Real Estate Company and player in the Real Estate sector of the economy with offices in Ilupeju, Lagos State.

Q3. WHAT TYPE OF TITLE DOES PRIME GARDENS HAVE ON THE LAND?

A. Deed of Assignment with Land Owners and Registered Survey plan approved by Lagos State Government.

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

A. The land is free from every known government acquisition or interest and adverse claims.

Q5. WHAT IS THE PAYMENT STRUCTURE?

To subscribe for PRIME GARDENS OTA, the payment structure is as follows; outright payment N600,000/600sqm plot and N300,000/300sqm plot. 12 months installmental payment structure available; N660,000/600sqm and N330,000/300sqm.

(a) Commercial plots Attract additional 10% of land cost

(c) Corner piece plots Attract additional 10% of land cost

(d) Change/Correction of Name(s) attract N10,000 charges (Subject to review)

(e) Transfer of Ownership attract 10% of land cost

(f) N.B :- Non-payment of the monthly installments as at when due shall be treated as a fundamental breach of the contract which could result in termination or revocation of the contract/OR attract N10,000 default charge of the monthly installment payment.

Q6. WHAT IS THE SIZE OF THE PLOT?

A. 600sqm and 300sqm

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes the road to the estate is motor able.

Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

(a) Legal Fee: N100,000 only per plot (subject to review).

(b) Survey plan Fee: N50,000 only per plot (subject to review) Survey plan with Company's name attract double charges

(c) Development Fee: Will be communicated later (this is used for distribution of energy, roads, water, drainage and other estate facilities)

(d) Corner Plot demarcation: N30,000 only per plot (Subject to review)

Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A. (i) Survey Plan and Deed of Assignment payment can be made immediately after the payment for the plot. (ii) Development Levy will be determined later. (iii) Corner Plot Demarcation is N30,000 per plot payable after payment for land and before Physical Allocation of plot.

Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. Starters pack comprising a letter of acknowledgment of subscription/plot reservation notification, receipts of payment.

Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

A. (a) Completion Payment Receipt, Contract of Sales & Payment Notification Letter (a) Deed of Assignment & Survey Plan after payment is done.

Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after completion of payment and Physical Allocation.

Q13. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

A. No.

Q 14. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A. Yes. The estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section (Commercial or Residential) i.e Bungalow, Block of Flats, detached houses (duplex). Note "Face-me-I –Face – you" (Tenement Building) and high rise houses will not be permitted. All building design must conform to the required set back of building control of the estate and such design would be approved by the company and with LSG afterwards.

Q15. CAN I RE-SELL MY PLOT/PROPERTY?

A. Yes a subscriber who have paid up on their land can re-sell their plot(s). PWAN PRIME would require the seller to furnish the company with details of the buyer

B. A Charge of 10% of the land consideration (Covering Transfer Documentation Fee shall be paid to the Company by the buyer..

Q16. CAN I PAY CASH TO YOUR AGENT?

A. We strongly advise that cash payments should ONLY be made to PWAN PRIME LTD at its designated offices. Otherwise, cheque(s) should be issued in favour of PWAN PRIME INVESTMENTS AND PROPERTIES LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q17. Is PWAN PRIME LTD AML/CFT compliant?

A. Yes

Q18. What happens if I cannot continue with my payment? Can I request for a refund?

A. Yes, you can apply for refund. In the event of a Refund, you are required to give the Company Ninety (90) days' notice to process your refund request and a further Sixty (60) days if the process isn't completed after the first 90 days. The refund shall be processed and be paid according to the payment plan used for the subscription less 40% (Administrative Fee and Others).

I hereby confirmed that I have seen the land and ready to go on with the transaction.

THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HERewith IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....