

Q1. WHERE IS PRIME GARDENS, AREPO?

A. PRIME GARDENS, AREPO is a developing parcel of land situated at Arepo, Ogun State; 10 minutes' drive from Berger along the Lagos-Ibadan Expressway.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF PRIME GARDENS, AREPO?

A. PWAN PRIME INVESTMENTS AND PROPERTIES LTD., a Leading Real Estate Company and a leading player in the Construction Sector of the economy with offices in Ilupeju, Lagos State.

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

A. Registered Survey Plan and Contract of Sales between PWAN PRIME INVESTMENTS AND PROPERTIES LTD. and the customary land owners.

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q5. WHAT IS THE PAYMENT STRUCTURE?

A. (a) Down Payment of N31,500,000 and N562,500 monthly per plot on 12months installment for 600sqm & Down Payment of N825,000 and N275,000 monthly per plot on 12months installment for 300sqm.

(b) Outright payment N7,500,000 per plot for 600sqm & N3,750,000 per plot for 300sqm

(c) Change/Correction of Name(s) attract N20,000 charges (Subject to review)

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

(e) 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 N50,000 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) Deed of Assignment: N500,000 only per plot. (Subject to review)

(b) Registered Survey Fee: N350,000 only per plot for 600sqm & 300sqm. (Subject to review) Survey plan with Company's name attract double charges

(c) Corner Plot demarcation: N100,000 only per plot (Subject to review)

(d) Development Fee: N1,000,000 only per plot for 600sqm & 300sqm. (Subject to review)

Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A. (i) Deed of Assignment, Registered Survey Fee, Development Fee and Corner Plot demarcation payment is required to be made immediately after completion of payment for your plot.

Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. Starters pack comprising a letter of acknowledgement of subscription, 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 Physical Allocation is done.

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

A. You can start building on the land immediately after Physical Allocation, while fencing will be done in the 1st year and other infrastructures will commence in the 2nd year.

Q13. 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 OSG afterwards.

Q14. CAN I RE-SELL MY PLOT/PROPERTY?

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

Q15. CAN I PAY CASH TO YOUR AGENT?

A. We strongly advise that cash payments should ONLY be made to PWAN PRIME INVESTMENTS AND PROPERTIES LTD. at its designated Banks. Otherwise, cheque(s) should be issued in favor 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.

Q16. IS PWAN PRIME INVESTMENTS AND PROPERTIES LTD AML/CFT COMPLAINT?

A. Yes

Q17. WHAT HAPPENS IF I CANNOT CONTINUE 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 confirm 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.....