



MARYWOOD GARDENS

Location: Ilamija Ibeju-Lekki

Title
Deed Of
Assignment
& Registered
Survey

Buy
Build

950k
600sqm

All payments should be made in favour of: PWAN LEGEND REALTORS AND INVESTMENTS LTD

 1015518537  0427203704  2033544313  4240000760

For enquiries, please call:

Site visitation takes place every
work day and Saturdays by 10am,
12noon, 2pm and by special
arrangements on Sundays.

TAKE OFF POINT FOR INSPECTION:

PWAN LEGEND REALTORS AND INVESTMENTS LTD

HOUSE 58 ROAD 2 IKOTA VILLA ESTATE BESIDE MEGA CHICKEN, ETI-OSA, IKOTA, LERKI, LAGOS

Website: www.pwanlegend.com / Email: info@pwanlegend.com, pwanlegend@gmail.com

MARYWOOD GARDENS ESTATE

FREQUENTLY ASKED QUESTIONS

Q1. WHERE IS MARYWOOD GARDENS?

A. MARY WOOD GARDENS is situated at Ilamija, Just after, Elerangbe & Eleko Beach Road Junction, Off Lekki-Epe Expressway. It's about 45 minutes' drive from Ajah bus stop.

Q2. WHO ARE THE OWNERS/ DEVELOPER OF MARY WOOD GARDENS?

A. PWAN LEGEND LEGEND REALTORS & INVESTMENTS LTD, a Leading Real Estate Company in Lagos State.

Q3. WHAT TYPE OF TITLE DOES MARY WOOD GARDENS HAS ON THE LAND?

A. Government Excision File No., Lagos State Government Approved Survey Plan & Deed of Agreement with Land Owners.

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? (Outright and Instalment Payment)

(a) Outright payment is ₦950,000.00 for 600SQM only & NGN1,150,000.00 for 6 month & 12 month instalment plan. Make an initial down payment of NGN200,000.00 and then spread the balance of NGN950,000.00 over a 6 month or 12 month period. Outright payment of ₦720,000.00 for 450SQM only & NGN920,000.00 or NGN970,000.00 for 6 months or 12 months instalment plan. Make an initial down payment of NGN200,000.00 and then spread the balance of NGN720,000.00 or NGN920,000.00 over a 6 month or 12 month period.

Commercial plots Attract additional 10% of land cost | Corner piece plots Attract additional 10% of land cost

(b) N.B :- Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract which will result in termination or revocation of the contract/OR attract default charge of 10% of the month payment.

Q6. WHAT IS/ARE THE SIZE(S) OF THE PLOT?

A. 600sqm & 450SQM respectively.

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes the road to the estate is motorable.

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

(a) Deed of Assignment Fee Per Plot: N150,000 for 600SQM & 450SQM (Subject to review).

(b) Provisional Survey Fee: N150,000.00 only per plot (subject to review). Please note that Survey Plan with Company's Name will attract double charges.

(c) Development Fee: NGN700,000.00 which covers for infrastructures like paved roads with gutters, perimeter fencing, recreational center/club house, security, gate house, street lights and green areas.

(d) Corner Plot demarcation: N30, 000.00 only per plot (Subject to review).

Q9. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. Starters pack comprising a Letter of Acknowledgement of Subscription & Receipt of Payment.

Q10. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

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

Q11. CAN I START BUILDING ON THE LAND?

A. You can start building on the landed property after physical allocation, which will be done 6 months after full payment has been made and confirmed, while fencing and Infrastructures will commence during the 1st year.

Q12. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

A. No.

Q 13. 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.

Q14. 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 LEGEND 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.

Q15. CAN I PAY CASH TO YOUR AGENT?

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

Q16. What happens if I cannot continue with the payment? Can I get a refund?

A. Yes, you can apply for refund only if you have not been allocated your plot(s). 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 paid less 40% (10% Administrative and 30% Agency fee).

PAYMENTS: Our Corporate Account details are as follows:

ACCOUNT NAME: PWAN LEGEND REALTORS & INVESTMENT LTD.

BANK: ZENITH BANK ACCOUNT NUMBER: 1015518537	BANK: GT BANK ACCOUNT NUMBER: 0427203704	BANK: FIRST BANK ACCOUNT NUMBER: 2033544313	BANK: ECO BANK ACCOUNT NUMBER: 4240000760
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THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH IS ACCEPTED AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.

SUBSCRIBER’S NAME: SIGNATURE & DATE: