

**HOSANNA GARDENS ESTATE PHASE 1
FREQUENTLY ASKED QUESTIONS/TERMS & CONDITIONS**



Q1: WHERE IS HOSANNA GARDENS ESTATE PHASE 1?

A1: HOSANNA GARDENS ESTATE PHASE 1 is situated at Eleko, Ibeju-Lekki, facing the Eleko-Beach Road, off Lekki- Epe expressway. It's behind Ibeju Lekki LGA Secretariat, and about twenty (20) minutes' drive from Ajah bus stop.

Q2: WHO ARE THE OWNERS/ DEVELOPERS OF HOSANNA GARDENS ESTATE PHASE 1?

A2: PWAN LEGEND REALTORS & INVESTMENT LTD, a Leading Real Estate Company and FOLKLAND PROPERTY DEVELOPMENT COMPANY (FPDC), a Leading Player in the Construction Sector of the economy, with offices in Lekki, Lagos State.

Q3: WHAT TYPE OF TITLE DOES HOSANNA GARDENS HAVE ON THE LAND?

A3: Lagos State Govt. Excision, Deed of Agreement with Land Owners, Lagos State Government Approved Survey Plan, (C of O In-View).

Q4: ARE THERE ANY ENCUMBRANCES ON THE LAND?

A4: The land is free from every known government acquisition or interest and adverse claims.

Q5: WHAT IS THE PAYMENT STRUCTURE AND TERMS & CONDITIONS?

A5: HOSANNA GARDENS ESTATE PHASE 1 LAND is priced at NGN30,000,000.00 for 900SQM | NGN20,000,000.00 for 600SQM | NGN15,000,000.00 for 450SQM [OUTRIGHT PAYMENTS CAN BE SPREAD & COMPLETED WITHIN 90days/3 Months].

(a)Commercial Plots attract additional 10% of land cost.

(b)Corner Piece Plots attract additional 10% of land cost.

(c)Change/Correction of Name(s) attract N10, 000.00 charges (Subject to review).

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

N.B: Non-payment of the monthly instalments 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 a default charge of 10% of the monthly instalment payment.

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

A6: The size(s) of plot(s) at HOSANNA GARDENS are 450SQM, 600SQM & 900SQM.

Q7: IS THE ROAD TO THE ESTATE MOTORABLE?

A7: Yes the road to the estate is motorable and it is literally in a prime location facing the Eleko Beach road..

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

A8: - Deed of Assignment Fee Per Plot: N200,000 for 450SQM N200,000 for 600SQM & N300,000 for 900SQM. (Subject to review)0

- Registered Survey Fee: N380, 000.00 only per plot (subject to review). Please note that Survey Plan with Company's Name will attract double charges.

- Development Fee: NGN3,000.00 PER SQM which covers for infrastructures like paved roads with gutters, perimeter fencing, recreational center/club house, security, gate house, street lights and green areas.

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

Q9: WHEN DO I MAKE THE OTHER PAYMENTS?

A9: (i) Survey Plan payment can be made before or after the Physical Allocation. (ii) The Deed of Assignment is after production of Survey Plan, payment can be made with survey plan and Development Levy payment period will be communicated later. (iii) Corner Plot Demarcation payment can be made before Physical Allocation.

Q10: WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A10: Once you effect your initial deposit, you will be receiving a Starters Pack comprising of:

- A LETTER OF ACKNOWLEDGEMENT OF SUBSCRIPTION

- RECEIPT OF PAYMENT.

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

A11: The following will be gotten after full payment is completed:

Completion Payment Receipt

Contract of Sales.

Payment Notification Letter.

Deed of Assignment after Physical Allocation is done.

Survey Plan after Physical Allocation is done.

Q12: WHEN CAN I START BUILDING ON THE LANDED PROPERTY?

A12: 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.

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

A13: No. (Subject to Q12) We expect you to have started building from the 1st year.

Q14: IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A14: 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?

A15: Yes. A Subscriber who has completed payments on their land can re-sell their plot(s). PWAN LEGEND REALTORS & INVESTMENT LTD would require the seller to furnish the company with details of the New Buyer. 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?

A16: We strongly advise that cash payments should ONLY be made to PWAN LEGEND REALTORS INVESTMENT LTD at its designated Bank. Otherwise, cheque(s) should be issued in favour of PWAN LEGEND REALTORS INVESTMENT 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 LEGEND REALTORS INVESTMENT LTD AML/CFT compliant?

A17: Yes

Q18: WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?

A18: 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).

PAYMENTS: Payment can be made into our Official Bank Account listed below, either by cheque or bank draft made in favour of PWAN LEGEND REALTORS & INVESTMENT LTD.

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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SUBSCRIBER'S NAME: **SIGNATURE & DATE:**