

introducing

Marywood VILLAS *estate*

LOCATION:
ODEOMI

TITLE:

***Deed of Assignment
and Survey***

LANDMARKS:

- La campagne tropicana resort,
- Dangote Refinery,
- Lekki Free Trade Zone
- Dangote Refinery
- Deep Sea Port
- Smart City

Price:
1m



PWAN
LEGEND

MARYWOOD VILLAS ESTATE

FREQUENTLY ASKED QUESTIONS

- Q1. **WHERE IS MARYWOOD VILLAS ESTATE?**
MARYWOOD VILLAS is situated at Odeomi , just few minutes' drive from La campagne Tropicana resort, Ibeju Lekki Lagos state
- Q2. **WHO ARE THE OWNERS/ DEVELOPER OF MARYWOOD VILLAS ESTATE?**
PWAN LEGEND, a Leading Real Estate Company in Lagos State.
- Q3. **WHAT TYPE OF TITLE DOES MARYWOOD VILLAS HAS ON THE LAND?**
Survey& Deed of Agreement with 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?** (Outright and Instalment Payment)
Outright payment 600sqm is N1,000,000.00 only and N1,200,000.00 for 6 months instalment plan.
Commercial plots Attract additional 10% of land cost | Corner piece plots Attract additional 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 will result in termination or revocation of the contract/OR attract default charge of 10% of the month payment.
- Q6. **WHAT IS THE SIZE OF THE PLOT?**
600SQM, 900SQM
- Q7. **IS THE ROAD TO THE ESTATE MOTORABLE?**
Yes the road to the estate is motorable.
- Q8. **WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?**
Deed of Assignment Fee Per Plot: N150,000 for 600SQM (Subject to review).
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.
Development Fee: NGN700,000.00 Per Plot
Corner Plot demarcation: N30, 000.00 only per plot (Subject to review).
- Q9. **WHAT DO I GET AFTER THE INITIAL DEPOSIT?**
Starters pack comprising a letter of acknowledgement of subscription, receipts of payment.
- Q10. **WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?**
(a) Completion 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?**
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?**
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?**
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. 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?**
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?**
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

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: