

OPEN HEAVENS ESTATE

FREQUENTLY ASKED QUESTIONS / TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS OPEN HEAVENS ESTATE?

A. OPEN HEAVENS ESTATE is situated in Elerangbe Area, off Lekki- Epe expressway. It's about five minutes drive from Eleko junction and about forty-five (45) minutes drive from Ajah bus stop.

Q2. WHO ARE THE OWNERS/ DEVELOPER OF OPEN HEAVENS ESTATE?

A. PWAN HOMES 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 OPEN HEAVENS ESTATE HAVE ON THE LAND?

A. Deed of Agreement with Land Owners and Lagos State Government Approved Survey Plan.

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?

- A. (a) Monthly instalments Payment of #150,000 for 12 months for 600sqm (#1.8M) & #75,000 for 12 months for 300sqm (#900,000)
(b) Outright payment is N1,500,000 only per plot for 600sqm & N750,000 only per plot for 300sqm
(c) 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?

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: N100,000 only per plot for 600sqm & N100,000 only per plot for 300sqm. (Subject to review)
(b) Provisional Survey Fee: N 50,000 only per plot for 600sqm & 300sqm. (subject to review) Survey plan with Company's name attract double charges
(c) Development Fee: Will be communicated later
(d) Corner Plot demarcation: N20,000 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 before or after the Physical Allocation, (ii) Development Levy will be determined later. (iii) Corner Plot Demarcation is N20,000 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 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 & Allocation 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. It is still in development stage of 5 years plan within which all the following site activities would have been completed.(1st Year- Sales, 2nd Year- Clearing, Mapping out, 3rd Year- Physical Allocation, 4th year- Fencing and 5th year- Other Infrastructures) . You can start building on the land after Physical Allocation.

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 LSG afterwards.

Q 14. 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 HOMES 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 HOMES LTD at its designated Banks. Otherwise, cheque(s) should be issued in favour of PWAN HOMES Ltd. 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% (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.....