

Q1. WHERE IS EDEN PARK ESTATE ?

A. EDEN PARK ESTATE is situated at Ndon Ikot Itie Udung by Airport Roundabout Nsit Atai.Uyo-Oron Ibaka express way.

Q2. WHY SHOULD I BUY EDEN PARK ESTATE?

A. EDEN PARK ESTATE enjoys proximity to major government presence & commercial investment landmarks like Victor Attah Intl. Airport, NNPC Mega Station, Southern Atlantic Polytechnic, Ibaka Deep Sea Port, NYSC Camp etc. guaranteeing high Return on Investment

Q2. WHO ARE THE OWNERS/ DEVELOPER OF EDEN PARK ESTATE ?

A. PWAN HOMES LTD, a Leading Real Estate Company with its office in Lekki, Lagos State.

Q3. WHAT TYPE OF TITLE DOES EDEN PARK ESTATE HAVE ON THE LAND?

A. Agreement with Land Owners and Survey plan.

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q5. WHAT IS THE PAYMENT STRUCTURE?

- a) Outright Payment of ₦ 1,800,000 For 464sqm
- b) Instalment Payment of ₦ 2,200,000 for 464sqm for 6 months only.
- c) Commercial plots Attract additional 10% of land cost
- d) Corner piece plots Attract additional 10% of land cost.
- e) Change/Correction of Information attract N10,000 charges (Subject to review)
- f) Transfer of Ownership attract 10% of land cost
- g) N.B:- Non-payment of the instalments shall be treated as a fundamental breach of the contract which shall result in termination of the contract/OR attract default charge of N10,000 for every month after the expiration of your subscription term.

Q6. WHAT IS THE SIZE OF THE PLOT?

A. 464 sqm

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: N200,000 only per plot (subject to review)
- (b) Provisional Survey Fee: N200,000 only per plot (subject to review) Survey plan with Company's name attract double charges.
- (c) Development Fee: To be communicated later
- (d) Corner Plot demarcation: N50,000 only per plot (Subject to review)

Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A. (i) Survey Plan payment can be made before or after the Physical Allocation, (ii) The Deed of Assignment is after production of Survey Plan (iii) Corner Plot Demarcation is N50, 000 per plot after payment for land and before Physical Allocation.

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 (b) Deed of Assignment & Survey Plan after Physical Allocation is done (NB: Physical Allocation takes place in Dry Season Only).

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

A. You can start building on the land after Physical Allocation, while Fencing and gate house construction is ongoing Other Infrastructures will commence immediately after fencing.

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

A. No.

Q 14. 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.

Q15. CAN I RE-SELL MY PLOT/PROPERTY?

A. Yes a subscriber who has 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. 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?

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.

Q17. Is PWAN HOMES LTD AML/CFT compliant?

A. Yes

Q18. What happens if I cannot continue with 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 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.....