

**FREQUENTLY ASKED QUESTIONS**

**Q1. WHERE IS THE VANTAGE POINTE?**

A. THE VANTAGE POINTE is situated off Monastery Road, Sangotedo, Eti-Osa LGA.

**Q2. WHO ARE THE OWNERS/DEVELOPERS OF THE VANTAGE POINTE ESTATE?**

A. PWAN STARS ESTATES AND CONCERNS LTD.

**Q3. WHAT IS THE PURPOSE OF THIS SCHEME?**

A. To provide opportunities for subscribers to acquire viable and affordable property within a fast-developing neighborhood, with modern infrastructure and state of the arts amenities.

**Q4. WHAT TYPE OF TITLE DOES THE VANTAGE POINTE ESTATE HAVE ON THE LAND?**

A. CERTIFICATE OF OCCUPANCY

**Q5. ARE THERE ANY ENCUMBRANCES ON THE LAND?**

A. The land is free from every known government acquisition or interest and adverse claim.

**Q6. WHAT IS THE PAYMENT STRUCTURE?**

A. N17,900,000 for 300sqm

**Q7. WHAT IS THE PAYMENT PLAN?**

A. Outright payment (0 – 3 months) and 4 to 6 months payment (with 5% interest)

**Q8. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?**

A. Allocation will be done on a date to be advised by the Company.

**Q9. IS THE ROAD TO THE ESTATE MOTORABLE?**

A. Yes, the road to the estate is fully motorable with interlocked roads

**Q10. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?**

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|---------------------------|--|
| A. REGISTERED SURVEY FEE: | Based on Statutory Rates                     |
| B. DEVELOPMENT LEVY:      | N15,000 per sqm                              |
| C. DEMARCATION FEE:       | Waived                                       |
| D. LEGAL FEE:             | 5% on Price                                  |
| E. CORNER PLOT:           | Not applicable as there are no corner pieces |

**Q11. WHO BEARS THE COST OF TITLE PERFECTION?**

A. Title perfection is the full responsibility of the subscriber.

**Q12. WILL THERE BE ANY INFRASTRUCTURE DEVELOPED UNDER THIS SCHEME?**

A. Yes, the Company intends to develop infrastructure within the estate such as perimeter fencing, roads, drainage, street lights, gate and gate house and recreational facilities.

**Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT?**

A. Official Receipt and (ii) Contract of Sale

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**Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?**

- A. (i) Official Receipt (ii) Letter of Allocation (iii) Deed Restriction (iv) Facility Management Agreement (v) Deed of Assignment or Sub-Lease

**Q15. WHEN CAN I START CONSTRUCTION OR BUILDING ON THE LAND?**

- A. Upon completion of full payment and receipt of all necessary approvals from the Company and the government

**Q16. ARE THERE ANY TIME LIMITS TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?**

- A. The Subscriber is encouraged to commence construction within a period of three months from the date of allocation

**Q17. ARE THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?**

- A. Yes, there are restrictions. The following building types - Tenement Buildings, flats/apartments and high-rise houses (buildings exceeding 2 storey) will not be permitted, except with the prior written approval of the Company. Permitted buildings include Bungalows and Duplexes (fully detached and/or semi-detached) as well as Terraces. All building constructions must conform to the minimum quality standards as set by the estate, and the designs must be approved (and monitored for compliance) by the company and by the Lagos State Government prior to commencement of construction work.

**Q18. CAN I RE-SELL MY PLOT/PROPERTY?**

- A. Yes. Assignment of purchased property to third parties requires the consent and approval of PWAN STARS ("the Company") for proper execution and transfer of title documents.

**Q19. CAN I PAY CASH TO YOUR AGENT?**

- A. We strongly advise that cash and/or cheque payments or direct transfers should only be made to PWAN STARS ESTATES & CONCERNS LTD at its designated Bank. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

**Q20. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND?**

- A. Where a subscriber elects to terminate the purchase contract for any reason whatsoever, the company shall be required to refund the deposits made after the plot(s) has been sold to a 3<sup>rd</sup> party, less 40% of the sum contributed to cover administrative and other fees.