



EXCEL GARDENS CITY UYO

FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS OF PURCHASE

- Q1. WHERE IS EXCEL GARDENS CITY UYO?**
A. EXCEL GARDENS CITY UYO is an undeveloped parcel of land situated at Ibiaku Obio Ndobo, Okpoto in Uruan L.G.A.Off Airport Road, Uyo.
- Q2. WHO ARE THE OWNERS / DEVELOPERS OF EXCEL GARDENS CITY UYO?**
A. PWAN ROYALE, a Leading Real Estate Company with offices in Uyo, Akwa Ibom State, Lekki, Lagos State & Port Harcourt, Rivers State.
- Q3. WHAT TYPE OF TITLE DOES EXCEL GARDENS CITY UYO HAVE ON THE LAND?**
A. Registered Survey & Deed of Assignment.
- 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. Outright payment of ₦2, 000,000 only per plot for 464sqm.
B. Outright payment of ₦4, 000,000 only per plot for 928sqm.
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. 464sqm, 928sqm
- 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: ₦100, 000 only per plot for 464sqm, ₦200, 000 only per plot for 928sqm (Subject to review)
B. Survey Fee: ₦150, 000 only per plot for 464sqm; ₦300, 000 only per plot for 928sqm (Subject to review)
C. Plot demarcation: ₦30, 000 only per plot (Subject to review)
D. Development Fee: To be communicated later. Development Fee covers the following (1) Drainage construction (2) Electrification (3) Creation of good road network (4) Landscaping. (Subject to review)
- Q9. WHEN DO I MAKE THE OTHER PAYMENTS?**
A. (i) Deed of Assignment, Provisional Survey Fee and Corner Plot demarcation payment can be made immediately.
(ii) Development Fee can be made after 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. 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. You can start building on the land after Physical Allocation, while Fencing and Estate development is going on.
- 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 Highrise 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 Akwa Ibom State Government afterwards.
- Q14. CAN I RE-SELL MY PLOT/PROPERTY?**
A. Yes. Subscribers who have paid up on their land can re-sell their plot(s). PWAN Royale 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 Royale Investment and Developments LTD at its designated Banks. Otherwise, cheque(s) should be issued in favor of PWAN Royale Investment and Developments 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 MY PAYMENT? CAN I REQUEST FOR 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.....