



## FREQUENTLY ASKED QUESTIONS / TERMS AND CONDITIONS OF PURCHASE

- Q1. Where is GRACE COURT?  
A. Grace Court is an undeveloped parcel of land situated opposite La Campagne Tropicana Beach Resort.
- Q2. Who are the owners and promoters of the Estate?  
A. Pwan Edge Properties and Investment Limited (PEPIL)
- Q3. What type of Title does Grace Court have on the land?  
A. Excision Block
- Q4. Is the road to the Estate motor able?  
A. Yes, the road to the estate is motorable.
- Q5. What is the payment structure?  
A. Outright Payment of N 2, 000, 000 only per plot for 600sqm  
B. Outright Payment N 1, 500, 000 only per plot for 450sqm  
C. Outright payment N 1, 000, 000 only per plot for 300sqm  
N.B.: Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract especially in the event of non-communication of such, it shall be attract a default charge of 10% of the month payment.
- Q6. Apart from the payment for the land, do I make any other payment(s)  
A. i. Survey plan: **N380,000 per plot** (subject to review)  
ii. Plot demarcation (4 corner): **N30,000 per plot** (subject to review)  
iii. Deed of assignment: **N100,000 per plot** (subject to review)  
iv. Development levy: **N 1,000,000** (subject to review)  
v. Commercial plot: 10% cost of plot (subject to availability)  
vi. Cornerpeice plot: 10% cost of plot (subject to availability)
- Q7. When do I make the other payments?  
A. Deed of Assignment, Provisional Survey Fee and Corner Plot demarcation payment can be made immediately.  
B. Development Fee can be made after physical allocation is done.
- Q8. What do I get after completion of payments for the land?  
A. Receipt of payment, letter of allocation and contract of sales (**after full plot(s) payment**). While the deed of assignment is issued after physical allocation.
- Q9. What will the development levy be used for?  
A. It will be used for distribution of energy, roads, drainage and other estate facilities.
- Q10. When will my plot(s) be allocated to me?  
A. After 100% payment for the land and allocation is instant.
- Q11. Can I start building on the land now?  
A. You can start building on the land after Physical Allocation, while fencing and estate development is going on.
- Q12. Is there any time limit to commence work on my land after allocation?  
A. No. But you will be responsible for clearing your plot(s) after physical allocation. Note: A cost of **N30, 000.00** per plot will be charged if left undone by us when proper development of the estate commence.
- Q15. Can I re-sell my plot/property?  
A. Yes. Though, PEPIL can buy back plots from subscribers who have paid up on their land or assist to get a buyer. A charge of 10% (admin fee) would be charged from the current purchase or selling price in either cases.
- Q16. Can I pay cash to your Agent?  
A. While we are not discrediting anybody, we strongly advise that cash should be paid into the company's account only. Otherwise, cheque should be issued in favour of **PWAN EDGE PROPERTIES AND INVESTMENT LTD**. We would not accept any responsibility for any liability that may arise as a result of deviation from the above instruction.
- Q17. What is the size of the plot?  
A. 600sqm, 450sqm, 300 sqm.
- Q18. 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, Blocks of flats, Detached houses(duplex). Note, "Face-me-I-face-you" and high rise houses will not be permitted.
- Q19. What happens if I cannot continue with the payment or have completed payment? Can I get a refund?  
A. Yes. But a 90-days notice shall be given for your refund to be process less 40% administrative charges. The refund shall be paid according to the payment plan used for the subscription.
- Q20. Is Pwan Edge Properties and Investment Ltd compliant to all money laundry acts?  
A. Pwan Edge is 100% AML/CFT compliant. And reports any suspicious transaction to the appropriate authority.

Therefore, the information provided, FAQ and terms herewith is accepted and consented by me. I acknowledged receiving a copy of it.

Buyer (Name, Signature & Date)