



# ONYX GARDEN ASABA

## FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

Q1. Where is **ONYX GARDEN ASABA**?

A. **ONYX GARDEN ASABA** is an undeveloped parcel of land situated Opposite Admiralty University, Ibusa, Asaba, Delta State

Q2. Who is the owner and promoter of the Estate?

A. **Pwan Edge Properties and Investment Limited (PEPIL)**

Q3. What type of Title does ONYX GARDEN ASABA have on the land?

A. Survey and Deed of Assignment.

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 and 12 months payment plan
- B. Commercial plot(s) attract additional 10% of plot(s) cost
- C. Corner Piece plot(s) attract additional 10% of plot(s) cost

Q6. Can I pay a deposit and pay balance anytime within the duration of tenure chosen?

A. After the payment of the initial deposit you are expected to pay the balance monthly. Non completion of payment as at when due (chosen plan) will be treated as fundamental breach of contract and will attract N10,000 monthly default charge per plot afterwards.

Q7. Apart from the payment for the land, do I make any other payment(s)

- A.
  - i. **Survey plan - Free**
  - ii. **Plot demarcation - Free**
  - iii. **Deed of Assignment - Free**
  - iv. Development levy: To be communicated later
  - v. Correction of name(s) attract N10,000 charges (subject to review)
  - vi: Transfer of ownership/Addition of new names/ Changes of names attract 10% cost of plot(s)

Q8. At what stage will I have to make these payments and how much each?

A. Payments should be made before the physical allocation.

Q9. 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.

Q10. What will the development levy be used for?

A. It will be used for distribution of energy, roads, drainage and other estate facilities.

Q11. When will my plot(s) be allocated to me?

A. After 100% payment for the land and stipulated allocation time.

Q12. Can I start building on the land now?

A. You can start building on the land after Physical Allocation

Q13. Is there any time limit to commence work on my land after allocation?

A. No. However, you will be responsible for clearing your land after physical plots allocation. Clearing of your land by the company after physical plots allocation shall attract consequential charges as may be communicated.

Q14. 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 Edge Properties and Investment Limited** 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.

Q15. 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.

Q16. What is the size of the plot?

A. 464sqm

Q17. 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.

Q18. 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.

Q19. 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.

I hereby confirmed that I have seen the land and ready to go on with the transaction.

NAME.....SIGNATURE.....DATE.....

NAME.....SIGNATURE.....DATE.....

*\* If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. Mr. PWAN EDGE (trading in the name & style of edge Estates).*