





# ZION GARDENS BENIN

## FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS OF PURCHASE

Q1. Where is ZION GARDENS BENIN?

A. **ZION GARDENS BENIN** is an undeveloped parcel of Land situated in **Ikpe Community, Benin City (Along Abraka Road) Ikpoba Okha Local Government Area of Edo State.**

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

PWAN PRO REALTORS AND ESTATES LIMITED

Q3. What type of Title does ZION GARDENS ESTATE; BENIN have on the land?

Survey and Deed of Assignment.

Q4. Is the road to the Estate motorable?

A. Yes, the road to the estate is motorable.

Q5. 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 ₦10, 000 per plot monthly afterwards.

Q6. Apart from the payment for the Land, do I make any other payment(s)?

- A.
- i. Provisional survey plan: ₦50,000 per plot (subject to review)
  - ii. Plot demarcation (4 corner): ₦30,000 per plot (subject to review)
  - iii. Deed of assignment: ₦100,000 per plot (subject to review)
  - iv. Development levy: To be communicated later (not yet reach the stage)
  - v. Commercial plot: 10% cost of plot (subject to availability)
  - vi. Corner piece plot: 10% cost of plot (subject to availability)

Q7. At what stage will I have to make these payments and how much each?

A. Payments should be made before the physical allocation.

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 Survey and 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 stipulated allocation time.

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 ₦30, 000.00 per plot will be charged if left and done by us when proper development of the estate commences.

Q13. Can I re-sell my plot/property?

A. Yes. Though, PWAN PRO 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.

Q14. 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 favor of PWAN PRO REALTORS AND ESTATES LTD. We would not accept any responsibility for any liability that may arise as a result of deviation from the above instruction.

Q15. What is the size of the plot?

A. 450sqm (50 BY 100), 900sqm (100 BY 100).

Q16. 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.

Q17. What happens if I cannot continue with the payment or have completed payment? Can I get a refund?

A. Yes. You can apply for a refund with 90-days' notice to process your refund request and a further 60-days if the process is not completed after the first 90-days. The refund shall be paid according to the payment plan used for the subscription less 40% administrative charges.

Q18. Is **PWAN PRO REALTORS AND ESTATE LTD** compliant to all money laundry acts?

A. PWAN PRO 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.

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Buyer (Name, Signature & Date)