



**FREQUENTLY ASKED QUESTIONS/TERMS & CONDITION****Q1. WHERE IS ROYAL HAVEN ESTATE?**

A. ROYAL HAVEN ESTATE is situated at Abijo GRA, Along Ibeju-Lekki express way Lagos.

**Q2. WHO ARE THE OWNERS/ DEVELOPERS OF ROYAL HAVEN ESTATE?**

A. PWAN-HAVEN INVESTMENT & REALTORS LTD, a leading real estate company.

**Q3. WHAT TYPE OF TITLE DOES ROYAL HAVEN HAVE?**

A. CERTIFICATE OF OCCUPANCY

**4. 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 SIZE OF THE PLOT?**

A. 500SQM & 300SQM

**Q6. IS THE ROAD TO THE ESTATE MOTORABLE?**

A. Yes, the road to the estate is motor-able.

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

- **Outright Payment(500SQM): N22,500,000 (2) 6 Months Installment = N24,000,000 (3) 12 Months Installment = N27,000,000**
- **Outright Payment(300SQM): N13,500,000 (2) 6 Months Installment = N14,400,000 (3) 12 Months Installment = N16,200,000**

**Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?**

- A. Deed of Assignment: **N200, 000 only per plot**                      B. Survey Plan Fee: **N600, 000 only per plot. (Commercial titles are double-charged).**  
C. Plot Demarcation: **N50, 000 only per plot**                      D. Development Fee: (Covering Drainage construction, Gate House, Perimeter Fencing, tarred or interlocked Road Network, beautification of the estate & Street Light): **N3,000,000 Per Plot.**

**N.B: Development Fee will be reviewed upward when there is a surge in cost of construction materials.**

**N.B: A default in payment within the specified payment period may result in the following:**

- a. A 10% interest fee on the outstanding amount.
- B. An upward review of the sale price of the plot(s).
- C. Termination of your subscription to purchased plot(s) in event of two (2) successive defaults.

**Q9. WHEN DO I MAKE THE OTHER PAYMENTS?**

A. Other payments can be made before physical allocation.

**Q10. WHAT DO I GET AFTER INITIAL DEPOSIT?**

A. Letter of Acknowledgment of subscription and Receipt of payment.

**Q11. WHAT DO I GET AFTER COMPLETING THE FULL PAYMENT FOR THE LAND?**

A. (i) Full payment receipt (ii) Contract of sale (iii) Full Payment notification letter

**Q12. WHEN DO I GET MY ALLOCATION AFTER PAYMENT & WHEN CAN I START BUILDING ON THE LAND?**

- A. We give instant plot layout allocations
- B. Physical allocation to be done within one month after full payment (To be conducted during the annual dry season)
- C. You can start building on the land after physical allocation.

**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 high –rise houses will not be permitted. All building design must conform to the set back of building control of the estate and such design would be approved by the company and with Lagos state government afterwards.

**Q14. CAN I RE-SELL MY PLOT/PROPERTY?**

- A. YES. A subscriber who has completed payment on their land can re-sell their plot(s). We require you 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. We strongly advise that cash payments or cheque(s) be made to or in favor of PWAN HAVEN INVESTMENT & REALTORS LTD at its designated banks. 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 THE PAYMENT? CAN I GET A REFUND?**

A. Yes. You can apply for a refund only with the following conditions. 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). **THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.**

Name ----- Signature ----- Date -----