



FREQUENTLY ASKED QUESTIONS

Q1. WHERE IS THE PINNACLE 3 ESTATE?

A. THE PINNACLE 3 is situated within the Ajayi Apata New Town Scheme, Sangotedo, Eti-Osa LGA.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF THE PINNACLE ESTATE?

A. PWAN STARS ESTATES AND CONCERNS LTD.

Q3. WHAT TYPE OF TITLE DOES THE PINNACLE ESTATE HAVE ON THE LAND?

A. Governor's Consent

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

A. The land is free from every known government acquisition or interest and adverse claim.

Q5. WHAT IS THE PAYMENT STRUCTURE?

A. N14,000,000 for 300sqm (Outright Only)

Q6. WHAT IS THE PAYMENT PLAN?

A. 50% Initial Installment. Balance to be paid in the subsequent month (with 5% interest)

Q7. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

A. Allocation will be done on a date to be advised by the Company

Q8. IS THE ROAD TO THE ESTATE MOTORABLE?

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

Q9. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

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| A. Development Levy | Included in price |
| B. Demarcation Levy | Included in price |
| C. Infrastructure Levy | Included in price |
| D. Survey Fee | N1,000,000 (Individuals), N2,000,000 (Corporates) |
| E. Legal Fee | 5% on price |
| F. Commercial Plot | Attracts 10% Premium |
| G. Corner Piece Plot | Attracts 10% Premium |

Q10. WHO BEARS THE COST OF TITLE PERFECTION?

A. The Subscriber bears the full cost of perfecting their title

Q11. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. Official Receipt and Letter of Acknowledgement



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Q12. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

A. (i) Official Receipt (ii) Contract of Sale (iii) Letter of Allocation (iv) Deed of Estate Covenants (v) Deed of Assignment (Upon payment of legal fee)

Q13. WHEN CAN I START CONSTRUCTION OR BUILDING ON THE LAND?

A. Upon completion of full payment and receipt of all necessary approvals from the company and the government

Q14. ARE THERE ANY TIME LIMITS TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

A. The Subscriber is encouraged to commence construction within a period of three months from the date of allocation.

Q15. ARE THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A. Yes there are restrictions. The following types of building types - Tenement Buildings, flats/apartments and high-rise houses (buildings exceeding 2 storey) will not be permitted, except with the prior written approval of the Company. Permitted buildings include Bungalows and Duplexes (fully detached and/or semi-detached) as well as Terraces. All building constructions must conform to the minimum quality standards as set by the estate, and the designs would be approved (and monitored for compliance) by the company and by the Lagos State Government.

Q16. CAN I RE- SELL MY PLOT/PROPERTY?

A. Assignment of purchased property to third parties requires the consent and approval of PWAN STARS ("the Company") for proper execution and transfer of title documents.

Q17. CAN I PAY CASH TO YOUR AGENT?

A. We strongly advise that cash and/or cheque payments or direct transfers should only be made to PWAN STARS ESTATES & CONCERNS LTD at its designated Bank. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q18. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND?

A. Where a subscriber elects to terminate the purchase contract for any reason whatsoever, the company shall be required to refund the deposits made within a period of three months, less 40% of the sum contributed to cover administrative and other fees.