



FREQUENTLY ASKED QUESTIONS

Q1. WHERE IS THE PLATINUM APARTMENTS LOCATED ?

A. THE PLATINUM APARTMENTS is situated off Monastery Road, Sangotedo, Eti-Osa LGA.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF *THE PLATINUM* APARTMENTS?

A. PWAN STARS ESTATES AND CONCERNS LTD.

Q3. WHAT TITLE DOES *THE PLATINUM* APARTMENTS HAVE?

A. Certificate Of Occupancy

Q4. WHAT HOUSE TYPES ARE BEING OFFERED?

A. 2 Bedroom and 3 Bedroom Apartments

Q5. WHAT IS THE PAYMENT STRUCTURE?

A. Semi-Finished Levels

- i. 2 Bedroom Apartment – N30 million
- ii. 3 Bedroom Apartment – N35 million

Fully Finished Levels

- i. 2 Bedroom Apartment – N37 million
- ii. 3 Bedroom Apartment – N42 million

Semi-Finished Units will include complete external works, partial mechanical and electrical installations and external doors and full access to common facilities.

Fully finished Units will include complete tiling works, wall screeding and POP finishes, painting (interior and exterior), full electrical and mechanical installations, sanitary fittings, kitchen henges and full access to common facilities.

Q6. WHAT IS THE PAYMENT PLAN ?

A. Minimum Deposit – 30%

Interest rates applicable on payment plans are as follows:

- I. 0 to 3 months – 0%
- II. 4 to 6 months – 5%
- III. 7 to 12 months – 10%



FREQUENTLY ASKED QUESTIONS

Q7. WHAT ARE THE FEATURES OF THE PLATINUM APARTMENTS ?

A.

- ALL ROOMS EN-SUITE
- CHILDREN'S PLAYGROUND
- 24/7 WIFI INTERNET
- FULLY SERVICED APARTMENTS

Q8. WOULD I BE ENTITLED TO DISCOUNTS IF PAYING OUTRIGHT?

A. Bulk purchases may attract certain concessions and/or incentives. However, this will be treated on a case by case basis and is subject to approval of management.

Q9. WHEN DO I GET THE ALLOCATION OF MY UNIT AFTER PAYMENT?

A. Allocation will be done on a date to be advised by the Company after complete payment has been made, including any extra charges

Q10. WHAT OTHER PAYMENTS ARE APPLICABLE?

- | | |
|------------------------|---------------------|
| A. Infrastructure Levy | N4,500,000 |
| B. Legal Fee | N500,000 |
| C. Service Charge | To be advised later |

Q11. WHO BEARS THE COST OF TITLE PERFECTION?

A. The Subscriber bears the full cost of perfecting their title. The title perfection process includes payment for registration of issued Deeds of Assignment and Survey Plans based on pre-determined statutory rates

Q12. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. Official Receipt and Contract of Sale

Q13. WHAT DO I GET AFTER COMPLETING PAYMENT FOR MY UNIT (INCLUSIVE OF OTHER CHARGES)?

A. (i) Official Receipt (ii) Contract of Sale (iii) Letter of Allocation (iv) Deed of Covenants (v) Facility Management Agreement (vi) Deed of Assignment



FREQUENTLY ASKED QUESTIONS

Q14. CAN I RE-SELL MY UNIT?

- 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.

Q15. 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.

Q16. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND?

- A. Where the Subscriber terminates the Purchase before completion, the Company shall refund the payment made by the Subscriber less 20% of the Purchase price (Administrative fees). The Company shall not be liable to refund the existing Subscriber until the Company has received funds corresponding in value to the amount to be refunded from a third-party purchaser of the unit. For avoidance of doubt, the Company shall not be obliged to procure a third party to acquire the Subscriber’s interest in the unit.