

FREQUENTLY ASKED QUESTIONS

Q1. WHERE IS THE CYNOSURE APARTMENTS LOCATED?

A. THE CYNOSURE APARTMENTS is situated within the Pinnacle 2 estate off Monastery Road, Sangotedo, Eti-Osa LGA.

Q2. WHO ARE THE DEVELOPERS OF THE CYNOSURE APARTMENTS?

A. PWAN STARS ESTATES AND CONCERNS LIMITED

Q3. WHAT TYPE OF TITLE DOES THE CYNOSURE APARTMENTS HAVE?

A. Governor's Consent

Q4. WHAT HOUSE TYPES ARE BEING OFFERED?

A. 1 Bedroom and 2 Bedroom

Q5. WHAT IS THE PAYMENT STRUCTURE?

A.

Semi-Finished Levels

- i. 1 bedroom – N22 million
- ii. 2 bedroom – N35 million

Fully Finished Levels

- i. 1 bedroom – N27 million
- ii. 2 bedroom – N42 million

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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%

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 fittings and full access to common facilities.

Q7. WHEN DO I GET THE ALLOTMENT OF MY UNIT AFTER PAYMENT?

A. Allotment 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.

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Q9. WHAT OTHER PAYMENTS ARE APPLICABLE?

- A. Infrastructure Levy - N6,500,000 (subject to review)
- B. Survey Fee - Based on Statutory Rates
- C. Legal Fee - 5% on Price of unit
- D. Service Charge - To be advised later

Q10. WHO BEARS THE COST OF TITLE PERFECTION?

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

Q11. WHAT IS THE PROCESS FOR RE- SELLING 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.

Q12. 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 25% of the Purchase price (Administrative fees). The Company shall not be liable to refund the existing Subscriber until the Company has received funds correspond nig 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