

PISHON PROPERTIES LIMITED.

...habitable environment for all.

F.A.Q, Ido Phase 2

1. Where is Cityview Gardens Estate, Ido Phase II, Ibadan?

- Cityview Gardens Estate, is located at Olokiti Community, Ido, Ibadan ,Oyo State.

2. What are the names of other estates and institution within 3km radii of Cityview Gardens, Ido Phase II, Ibadan?

- Ido Local Government
- Ologuneru
- Eleyele
- Omi

3. What is the price per plot/payment plan?

- N900,000 / plot
- Monthly Payment Plan for 18 Months

4. What is the size of a plot?

- 60 X 100 feet. (NB the Service plot of land that will be allocated to you will sit on 60 X 100 after due consideration of setback for Drainage and Road)

5. What happens if a lesser or bigger size of land is allocated to me?

- In the case of a lesser size of plot, a sum equivalent to the size of shortage per square meter will be refunded and in the case of bigger size, a sum equivalent to the size of excess in meters multiplied by price per square meters will be demanded.

6. Is there any encumbrance on the land?

- The land is free from every known government acquisition and no any adverse claimant.

7. Where do I pay?

- To Ensure prompt delivery on all promises, all funds shall be paid into Pishon Properties Bank Accounts
- *Bank* *Access Bank*
- *Account Name* *Pishon Properties Ltd*
- *Account No* *0053050127*

8. What type of infrastructure will the developer provide?

- Perimeter fencing
- Motorable & accessible earth road.
- Estate Gate House
- Electricity
- Green Area e.t.c

9. What other payments do I made apart from the payment for the land?

- Survey plan – N250,000 per plot (subject to review)
- Legal documentation - N70,000 per plot (subject to review)
- Developmental Levy (not fixed)

10. What will the development levy be used for?

- Subscribers' appointed representative with developer shall appraise and agree the cost of providing additional infrastructure and sum agreed shall be paid through the developer for the provision of drainage, electrical pole, strings for the distribution of energy and recreational facilities.

11. When will my plot(s) be allocated to me?

- At 100% payment, physical allocation will be given to interested client who are ready to commence building

12. What do I get after completion of payments for the land?

- Receipt, letter of allocation, survey plan, deed of assignment and estate covenant will be given to client after a complete payment for plot and the survey plan

13. What type of title does Cityview Gardens Estate, Ido Phase II, Ibadan?

- Survey and Deed of Assignment

14. Does Cityview Gardens Estates have a certificate of occupancy (C of O)?

- No, we are processing our C of O covering the entire estate land

15. What happen if I cannot complete payment. Can I get a refund?

- a. You will get a refund less 30% of amount paid of administrative fee only in the event of revocation of subscription. Payment shall therefore commence not later than ninety days from the day of receipt of notice of refund

• What happen if I default in the payment of monthly subscription?

- b. You have a one-month grace period for missed payments. If you miss two consecutive months, you will need to pay a default fee of ten thousand naira. If you do not respond with a valid reason by the third month, your land purchase will be revoked.

16. Can I pay a deposit and pay the balance any time within the duration of tenure chosen e.g. one year?

- After the payment of initial deposit, you are expected to pay the balance monthly, non-payment monthly as at when due will be treated as a fundamental breach of contract which can result to termination or revocation of the contract.

17. Does Pishon Properties Ltd. charges interest on the balance of payment?

- The transaction is interest free?

18. Is there any restriction as to the type of building I can build?

- Yes, you are limited to building residential houses within the area designed as residential and commercial houses on area designed as commercial. Provision of shops in residential houses and building of tenement house type (popularly known as face me and face you) is not permitted.

19. Is there any time limit to commence work on my land after allocation?

- Allottees are encouraged to take possession and develop their plot within a year of allocation in order to control weeds, also in case where the land is left unkept, the developer will come in to keep the land tidy and expenses incurred will be transferred to you. In addition, developer can transfer you to area that is under developed thus creating space for allottee that wants to build and park in.

20. Who are the developers of Cityview Gardens Estate, Ido Phase II, Ibadan?

- Pishon Properties Ltd.