

Question 1: Where is **VATICAN GARDEN ESTATE PHASE 1 ASABA**?

Answer: **VATICAN GARDEN ESTATE PHASE 1 ASABA** is located behind Asaba Airport, Delta State

Question 2: Who are the owners/developers of **VATICAN GARDEN ESTATE PHASE 1 ASABA**?

Answer: Ceeplatprofile Ltd a leading real estate company with Head office in Lagos, Asaba and Enugu.

Question 3: What type of title does **VATICAN GARDEN ESTATE PHASE 1 ASABA** have?

Answer: **VATICAN GARDEN ESTATE PHASE 1 ASABA** has registered survey documents.

Question 4: Are there any encumbrances on the land?

Answer: The land is free from every known acquisition or interest and adverse claims.

Question 5: Is there any extra cost required to have a corner piece or commercial plot?

Answer: Yes, Both Commercial and Corner piece plots attracts additional 20% of land cost.

Question 6: What penalty does non-payment of monthly installment payment attract?

Answer: Non-payment of the monthly installment as at when due shall be treated as a fundamental breach of contract which will result in extra default charges of 5% or relocation of the plot initially allocated to another plot within or outside the estate(with same specifications)

Question 7: What is the size of the plot?

Answer: 50ft by 100ft (460sqm)

Question 8: Is the Road to the estate motorable?

Answer: Yes the road to the estate is motorable.

Question 9: When do I make other payments?

Answer: Other payment will be made after full payment for land and before physical allocation of plots.

Question 10: What do I get after the initial deposit?

Answer: Acknowledgment letter, Contract of sales documents and payment invoice.

Question 11: What do I get after completing payment for the land?

Answer: Full payment receipt, Letter of Acknowledgment, Contract of sales document.

Question 12: Is there any time limit to commence work on my land after allocation?

Answer: commencement of work upon the land is to take place within 6 – 30 months from the date of physical allocation.

Question 13: Is there any restriction regarding the type of building I can construct in the estate?

Answer: Yes. The estate layout is in sections and you are limited to build houses on each section based on the designated use or plan for that section (commercial or residential) i.e. bungalow, detached houses (duplex). Note, "face-me-I-face-you block of flats (tenement building) and high -rise houses will not be permitted. All building designs must conform to the required set back of building control of the estate and such design would be approved by the company in conformity with state building laws.

Question 14: Can I re-sell my plot / house?

Answer: Yes, But Ceeplatprofile reserves the right to know whomever you sell to and A Charge of 5% of the land consideration (Documentation Fee shall be paid to the Company by the buyer, whether you sell it yourself or we sell it on your behalf.

Question 15: Can I pay cash to your agent?

Answer: We strongly advise that cash payments should only be made to CEEPLATPROFILE LTD at it designated offices or account. Otherwise, cheque(s) should- be issued in favour of CEEPLATPROFILE LTD. We shall not accept any Liability that may arise as a result of a deviation from the above instruction.

Question 16: If I make outright payment for my plot(s) thereafter I am no longer interested can I get a refund?

Answer: Yes, a refund can be made, however the refund will be made in full (less 30% administrative charges). A 3 month period would be allowed for Ceeplatprofile Ltd to process the payment. Also note that the refund will be made only after such plot has been resold.

Question 17: If am on installment payment plan and cannot continue with the payment can I get a refund?

Answer: Yes, you can get a refund, however the refund will be the made in full (less 30% administrative charges). A 3 month period would be allowed for Ceeplatprofile Ltd to process the payment

Question18: Is there any development levy to be paid?

Answer: Yes, there will be development Levy of Four Hundred Thousand Naira (N400, 000)

Question 19: WHAT INFRASTRUCTURE WILL THE DEVELOPMENT LEVY COVER?

Answer: (A). Drainage Systems (B) Underground Electricity Works (C) Water Connection and Works (D) Security Cams (E) street Lamp Poles (F) Access Roads Network (G) Recreational Facilities (H) Perimeter Fencing