

# FREQUENTLY ASKED QUESTIONS

**Question 1:** Where is **VATICAN GARDEN ESTATE PHASE 2 ENUGU**?

**Answer:** **VATICAN GARDEN ESTATE** is located *besides to Caritas University, Emene, Enugu City*

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

**Answer:** **Ceeplatprofile Ltd** a real estate development company with Head office in enugu.

**Question 3:** What type of title does **VATICAN GARDEN ESTATE ENUGU** have?

**Answer:** **VATICAN GARDEN ESTATE ENUGU** has a Registered Survey, Deed and power of Attorney and C of O.

**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 plot?

**Answer:** Yes, Corner piece plots attracts additional 10% of the 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 attract 10% default charges of the stipulated monthly payment and 10% of total of balance after expiration your selected payment plan duration.

**Question 7:** What is the size of the plot?

**Answer:** 460sqm (50 x100 feet)

**Question 8:** Is the Road to the estate motorable?

**Answer:** Yes the road to the estate is accessible and motorable.

**Question 9:** When do I make other payments?

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

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

**Answer:** Acknowledgment letter of payment, payment invoice and contract of sales agreement.

**Question 11:** What do I get after completing all the other payments for my plot?

**Answer:** payment receipt, Acknowledgment letter, survey plan, Deed of Assignment and physical allocation.

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

**Answer:** YES, you have minimum of 1 month & maximum of 3 years to develop your plot or re-sell your plot

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

**Answer:** Yes, we only accept duplex, bungalow and terrace duplex. Note, "face-me-I-face-you, block of flats (tenant building) and high-rise buildings 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?

**Answer:** Yes, But Ceeplatprofile reserves the right to be the first bidder because we are always ready to buy it back. But in the case we are not interested, you must inform Ceeplat of 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 should- be issued in favor 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 or initial 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 with a deduction of 30% administrative charges and 3 months period would be allowed for Ceeplatprofile to process the payment. Also note that the refund will be made pending when such plot has been re-sold.

**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 made in full with a deduction of 30% administrative charges and 3 months period would be allowed for Ceeplatprofile Ltd to process the payment.

**Question 18:** Is there any development levy to be paid?

**Answer:** Yes, there will be development levy of N1, 000, 000 and must be paid before commencement of site work.

**Question 19:** WHAT INFRASTRUCTURE WOULD THE DEVELOPMENT LEVY COVER?

**Answer:** (A) Drainage Systems (B) Electricity Works (C) Drainage Works (D) Security Cams (E) street Lamp Poles (F) Access Roads (G) Road network (H) Recreational Facilities (I) Perimeter Fencing.

Please, fill and sign the column below to indicate you have read and understood the contents of this document.

Subscriber's Name:

Signature:

Date: