

# F.A.Q

1. Where is Cityview Gardens Estate, Moniya, Ibadan?

- Cityview Gardens Estate, is located at Onikankan Town in Moniya, Ibadan , Oyo State.

2. What are the names of other estates and institution within 3km radii of Cityview Gardens, Moniya

- Dominica University On the Same
- NIIT
- Akinyele Local government Council
- Amuludun FM

3. What is the price per plot/payment plan

- N750,000 for outright payment.
- N800,000 payable within 12 months (At zero interest) with Initial deposit of N100,000 and the Balance (N700,000) will be spread for 12 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

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- **Bank**                      **Gtbank**
- **Account Name**        **Pishon Properties ltd**
- **Account No**            **0113973281**
- **Bank**                      **First Bank**
- **Account Name**        **Pishon Properties ltd**
- **Account No**            **2020052564**

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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 – N80,000 per plot ( subject to review)
- Legal documentation - #20,000 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 80% 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, Moniya has?

- Register Survey, Certificate of occupancy under process

14 Does Cityview Gardens Estate 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 or default in the payment of monthly subscription?

- You will get a refund less 20% of amount paid plus N5,000 administrative expenses only in the event of revocation of subscription. Refund other than this shall however be subject to matching buyer from other subscriber. You can however transfer to a third party after payment of transfer fee of N10,000 (subject to review)

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 developer of Cityview Gardens Estate?

- Pishon Properties Ltd.