



## **SHORES GARDENS IBEJU-LEKKI, OKE-OGUN**

### **FREQUENTLY ASK QUESTIONS (FAQ)**

**1. WHERE IS SHORES GARDENS LOCATED?**

Ans: SHORES GARDENS is situated at Oke-Ogun Ibeju-Lekki. Lagos state

**2. WHO IS THE DEVELOPER OF SHORES GARDENS ?**

Ans: Tawirus Tech, the initiator of Pillarcom Network Home Ownership project.

**3. WHAT TYPES OF INFRASTRUCTURE?**

Ans: Perimeter fencing, Gate house and Earth road, School of Empowerment.

**4. WOULD THERE BE ANY DEVELOPMENT LEVY?**

Ans: YES, N500,000 PER CUSTOM PLOT, N1,000,000 PER FREEDOM PLOT for Primary development. However, the more plots you buy, the lesser your developmental level.

**5. WOULD THERE BE ANY CONTRACT OF SALE/ALLOCATION & DEMARCATION FEE?**

Answer: YES, N350,000 PER CUSTOM PLOT, FREEDOM PLOT N500,000. However, the more plots you buy, the lesser the fee.

**6. WOULD THERE BE AN AGREEMENT FEE?**

Ans: YES, the Agreement fee referred to as Legal DEED OF ASSIGNMENT is N100,000 PER CUSTOM PLOT, FREEDOM PLOT N 200,000.

**7. WHEN DO I MAKE THE OTHER PAYMENTS?**

Ans: (i) Development Levy payment can be made before or after the Physical Allocation. (ii)The Deed of Assignment is made before allocation. (iii) Contract of Sale/allocation is made after payment for land and before Physical Allocation.

**8. WHEN WILL MY PLOT(S) BE ALLOCATED TO ME?**

Answer: Physical allocation would be done after full payment for the land has been made, inclusive payment of allocation & demarcation fee and Deed of Assignment.

**9. WOULD I GET ALLOCATION EVEN IF I'M YET TO PAY FOR THE DEVELOPMENT LEVY ?**

Ans: Yes; you will get allocation.

**10. DO I NEED TO PAY FOR OTHER CHARGES IF I'M BUYING FOR INVESTMENT PURPOSE?**

Ans: No, you are not paying other charges. However;

a) you will need to communicate to whoever is buying that there are other charges to pay for.

- b) If you will sell it yourself, you will need to pay for contract of sales/allocation and deeds of agreement.
- c) If the company is buying it back from you through the buy-back programme, you will not be paying for other charges.

**11. WHAT TYPE OF BUILDING IS PERMITTED IN SHORES GARDENS PROJECT?**

Ans: You have the freedom to build your kind of house such as Bungalow, Block of Flats, detached houses (duplex). Note "Face-Me-I –Face – you" (Tenement Building) will not be permitted. All building design must conform to the required set back of building control of the estate and such design would be approved by the company and with government afterwards.

**12. WHAT DO I GET AFTER COMPLETION OF PAYMENT FOR THE LAND?**

Answer: Provisional Allocation Letter, Deed of Assignment.

**13. WHAT DO I GET AFTER INITIAL PAYMENT FOR THE LAND?**

Ans: Acknowledgement letter and Receipt of payment made.

**14. WHAT ARE THE PAYMENT PLAN?**

Ans:.

(a) Outright, 3months, 6months and 12month.

(b) Commercial plots Attract additional 10% of land cost

(c) Corner piece plots Attract additional 10% of land cost

(d) Change/Correction of Name(s) attract N10,000 charges (Subject to review)

(e) Transfer of Ownership attract 10% of land cost

(f) N.B :- Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract which could result in termination or revocation of the contract/OR attract a default charge of 20% of the monthly instalment payment.

**15. WHAT HAPPEN TO MY LAND IF I CANNOT DEVELOP IT IMMEDIATELY?**

Ans: Even if you cannot develop your Land immediately, your land is safe with us until when you are ready to build on it. However, we recommend you start development within your first 5years after allocation.

**16. WHAT TYPE OF TITLE DOES SHORES GARDENS HAVE ON THE LAND?**

Answer: Survey and Deed of Assignment

**17. IS THE ROAD TO THE ESTATE MOTORABLE?**

Ans: Yes, the road to the Estate is motorable.

**18. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?**

Ans: Yes, You can start building on the land after Physical Allocation, while Fencing and gate house construction is ongoing. Other Infrastructures will commence immediately after fencing.

**19. CAN I RE-SELL MY PLOT/PROPERTY?**

Ans: (a.) Yes, a subscriber who has paid up on their land can re-sell their plot(s). Tawirus Tech would require the seller to furnish the company with details of the buyer.

(b.) A Charge of 10% of the land consideration (Covering Transfer Documentation) Fee shall be paid to the Company by the buyer.

**20. CAN THE COMPANY BUY THE LAND BACK FROM ME IF I WANT TO RE-SELL?**

Ans: Yes, for customer that is interested in Real Estate Investment, We have a buy-back programme that can help you earn over 100% Profit. However, this is treated on a separate investment form.

**21. IS THERE LAND OWNERS CHALLENGE (OMONILE WAHALA) IN THIS ESTATE?**

Ans: No. All these has been taken care of. Just buy and start building after allocation.

**22. WHAT IS THE SIZES OF PLOTS IN SHORES GARDENS PROJECT?**

Ans: CUSTOM PLOT is 300sqm while freedom plot is 600sqm.

**23. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?**

Ans: Yes, you can apply for refund. In the event of a Refund, you are required to give the Company Ninety (90) days notice to process your refund request and a further Sixty(60) days if the process isn't completed after the first 90 days. The refund shall be processed and be paid according to the payment plan used for the subscription less 45% (Administrative Fee and Others).

**24. CAN I PAY CASH TO YOUR AGENT?**

Ans: We strongly advise that cash payments should ONLY be made to TAWIRUS TECH at its designated Banks. Otherwise, cheque(s) should be issued in favor of TAWIRUS TECH. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

I hereby confirmed that I have seen the land and ready to go on with the transaction.

THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HERE WITH IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.

SUBSCRIBER'S

NAME.....SIGNATURE.....DATE.....