

## F.A.Qs

- Q** Where is Queen's Park Estate, Mowe-Ofada?
- A** Queen's Park Estate Mowe-Ofada is located at Orile Imo around International Breweries Plc, Sagamu Interchange , Obafemi Owode Local Govt. Area, Ogun State
- Q** Who are the developers of Queen's Park, Mowe-Ofada
- A** Landmark Corporate Realty Ltd
- Q** What other estates and/ or institutions are within 2-3km radius of Queen's Park, Mowe/Ofada?
- A** Queen's Park, Mowe/Ofada II  
Royal Garden City  
Nestle Foods Plc  
Chrisland Millennium University
- Q** What is the price per plot/ affordable payment plan?
- A** N900,000 – Outright Payment  
N1,200,000 Instalment Payment, Initial Deposit of N200k. Balance spread over 12 months
- Q** What is the plot size at Queen's Park, Mowe/Ofada?
- A** 648 sqms
- Q** What if I need a commercial plot or corner piece
- A** Commercial Plot attracts the sum of **N1,000,000** naira while Corner piece attract **N500,000**
- Q** Is there any encumbrance on the land?
- A** **The land is free from every known encumbrance and no adverse claimant on the land.**
- Q** What type of infrastructure will the developer provide?
- A**
- **Perimeter fencing**
  - **Beautification of the Estate**
  - **Estate Gate House**
- Q** What other payments do I make apart from the payment for the land?
- A** Survey plan – N150,000 (Subject to Review)  
Legal documentation – N100,000(Subject to Review)  
Developmental Fee – 500k payable thrice (40%,30%,30%)

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**Q** What will the development levy be used for?

**A**  Transformer  Street light  Recreation Facilities  Drainage  Sewage system  Security

**Q** What do I get after completion of payments for the land?

**A**  A duly executed receipt of purchase  Contract of Sale  Invoice  Copy of Survey plan  Letter of allocation ( After completion of payment for the land, Survey and Legal Fee)

**Q** Is there any document/ title on the land?

**A** The title on the land is Certificate of Occupancy ( OW/PL/C.239)

**Q** Can I pay a deposit and pay the balance any time within the duration of the tenure chosen?

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

**Q** Is there any restriction as to the type of building I can erect on the land?

**A** Yes. You are expected to build residential houses within the area so designated for such and commercial houses in areas designed as commercial. Shops in residential houses are however not allowed and building of tenement house type (otherwise known as face me and face you) are not permitted in the estate.

**Q** Is there any time limit to commence work on my land after allocation?

**A** Allottees are advised to take possession and develop their plot/s of land within a year of allocation in order to control weed. However, in a situation whereby the land is left unkempt, the developer will come in to keep the land tidy and expenses incurred will be passed to you to offset. Moreover, the developer can transfer you to an area that is undeveloped in order to create space for an allottee that is ready to build immediately.

**Q** Where do I make payments?

**A** Cash payments/transfer should be deposited in any of the underlisted banks or you make a bank draft or cheque in favour of LANDMARK CORPORATE REALTY LTD ZENITH BANK A/CNO: 1012572897 / GTBA/CNO: 0117136776

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Subscriber's name:.....

Signature:.....

Date:.....