



F.A.Q

FREQUENTLY ASKED QUESTIONS

Q1: WHERE IS LAGOON VIEW ESTATE LOCATED IN IBEJU LEKKI LGA?

A: LAGOON VIEW ESTATE is located at Ibeju Agbe Town, Ibeju-Lekki.

WHAT TYPE OF TITLE DOES LAGOON VIEW ESTATE HAVE?

A: Gazette.

WHO ARE THE DEVELOPERS/PROMOTERS OF LAGOON VIEW ESTATE?

A: Telvinchi Homes, a fast growing Real Estate Company with Head Office at Ikota Shopping Complex, Road 5, Suite 1187, Ajah - VGC, Lekki, Lagos.

Q4: ARE THERE ANY ENCUMBRANCES ON THE LAND?

A: The land is free from every known acquisition or interest and adverse claims (Except TELVINCHI HOMES clearly state otherwise).

Q5: IS THERE ANY EXTRA COST REQUIRED TO HAVE A CORNER PIECE OR COMMERCIAL PLOT?

A: Commercial plots attracts 20% extra charge and corner piece plots attracts 10% extra charge of land cost.

Q6: : WHAT PENALTY DOES NON-PAYMENT OF MONTHLY INSTALLMENT PAYMENT ATTRACTS?

A: Non-payment of the monthly instalment plan as at when due shall be treated as a fundamental breach of contract which will result in extra default charges of 5% and/or outright revocation of the contract.

Q7:WHAT IS THE MEASUREMENT OF A PLOT?

A: 600sqm (60ft by 100ft) while half plot is 300sqm (30ft by 50ft)

Q8: WHEN DO I MAKE OTHER PAYMENTS (DOCUMENTATION AND DEVELOPMENT FEES)?

A: All other payments will be made after full payment for land and before physical allocation of plots.

Q9: WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A: A letter of acknowledgment and receipt of payment.

Q10: WHAT DO I GET AFTER FULL PAYMENT FOR THE LAND AND DOCUMENTATION?

A: Payment receipt (hard and electronic copies), Contract of sale, Deed of assignment. Then Survey plan after physical allocation is done.

Q11:CAN I START CONSTRUCTION OR BUILDING ON THE LAND IMMEDIATELY?

A: Yes, you can start building on the land after full (100% payment including documentation) and physical allocation has been carried out.

Q12: IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A: The estate layout is in sections and your structure will be subject to the regulation of each section, based on designated use or plan for that section. 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 in conformity with Lagos state building code (laws).

Q13: CAN I RE-SELL MY PLOT OR PROPERTY?

A: Yes, by first informing TELVINCHI HOMES (the vendor).

Q14: ARE THERE ANY CHARGES ON TRANSFER OF OWNERSHIP?

A: Yes, transfer of ownership attracts 10% of cost of land.

Q15: CAN I PAY CASH TO YOUR AGENT?

A: NO. All cash, Cheque or electronic transfer payments should only be made to TELVINCHI HOMES designated bank accounts.

Q16: WHAT TYPE OF INFRASTRUCTURE WILL TELVINCHI HOMES PROVIDE?

A: Perimeter fencing, Security gate house, Road network and Landscaping

Q17: IS THE ROAD TO THE ESTATE ACCESSIBLE?

A: Yes, the road to the estate is accessible.

Q18: HOW MUCH IS THE DEVELOPMENT FEE FOR TELVINCHI HOMES ESTATES?

A: i. Development fee will be advise in the future
ii. Annual clearing cost of Fifty Thousand Naira (N50,000.00) only applies subject to terms and conditions. This is applicable to plot already subscribed and paid in full (including documentation fees).
iii. The Seven Hundred Thousand Naira (N700,000.00) will be subject to an annual increment of Three Hundred Thousand Naira (N300,000.00) only after the first 3 years grace period elapse.

Q19: WHAT IS TELVINCHI HOMES REFUND POLICY?

A: (a.) The purchaser shall write to formally ask for refund from vendor stating reasons for demanding refund.
(b.) The vendor shall then take necessary steps to effect refund of said amount paid by purchaser less 40%deduction of administrative charge for land paid in full and 30% administrative charge for land not yet paid in full, which shall apply to all such refund within 90 business days from date of official request by purchaser.

I have read and understood the FREQUENTLY ASKED QUESTIONS (Please, Fill and sign the rows above to indicate that you have read and understood the contents of this document)*other terms and conditions apply*

Name of Subscriber

Signature & Date: