

# NEWTOWN GARDEN ESTATE FAQ

**#10million**

What is...



## ***Where is Newtown Garden Estate located?***

Newtown Garden Estate is located at Agbada, Mbodo Aluu, along Rukpokwu/ Aluu link road, few seconds drive from the Obiri Ikwerre airport road.

## ***Who are the developers of Newtown Garden Estate?***

Newtown Garden Estate has a Deed of Conveyance and a registered survey plan.

## ***What is the nature of the land and its topography?***

It's 100% dry and table land with an upland topography.

## ***What type of infrastructure will the developer provide?***

Perimeter fence with gate house, security and surveillance camera, internal roads, drainage system, electricity and recreational area.

## ***Would there be any development fee?***

Yes, there is development fee for Newtown Garden Estate.

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***Would there be additional payment for the Deed and survey plan?***

No, you get free documentation when you make your complete payment.

***What is the size of the land?***

465 sqm (100/50 feet)

***When will my plot be allocated to me?***

You will get instant layout allocation when you make an initial deposit payment. However, all the documents will be handed over to you after you complete your payment. A date for physical plot allocation will be fixed and you will be contacted by the office.

***What document do I get after payment for the land?***

- You will get a payment receipt and an acknowledgment letter when you pay by installment.
- For outright payment, you will get a payment receipt, an acknowledgment letter, Deed of Conveyance and registered survey plan.

***Is there a payment plan?***

Yes, there is a payment plan, 0-3months, 3months-6months and 6months-12months.

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***Is there any penalty for defaults on installment payment plan?***

Yes, there is a surcharge.

***Is there any extra cost if I choose a corner piece?***

No, there is no extra cost.

***What does it takes to acquire a commercial plot?***

It doesn't take anything to acquire a commercial plot in our Newtown Garden Estate.

***Can I start building immediately?***

Yes, you can start building immediately after physical allocation and after getting your necessary building development permits from the authorities.

***Is the road to the land motorable?***

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Yes, the road is motorable.

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## ***Is there any time limit to commence development on my land after allocation?***

Every subscriber is expected to develop its land. For building, there is no time limit. However, when the estate becomes habitable, you will be required to keep your land free from weeds and unwanted debris. Failure to do so, the developers will do it and the cost will be on the purchaser.

## ***Can I resell my plot?***

Yes, a subscriber can resell his/her plot. However, an official notice of transfer of ownership should be sent to Navitas Realities Limited via email.

## ***Can I request a refund if I can't meet up with the installment payment plan?***

Yes, a subscriber can request for a refund, but this will attract a 15% charge on the initial payment made as administrative charge.

## ***Can I pay cash to your agent/consultant?***

No, all payments should be made to Navitas Realities Limited designated account. The company will not be held liable for any subscriber that gives cash payment or cheque to any agent/consultant.

## ***Is there a building guide on Newtown Garden Estate?***

- All other types of building that meets government approval standards can be built within the estate.
- All residential purchasers cannot build any commercial related activities in or around their residential plot.

## ***TRANSACTION PROCESSES ARE AS FOLLOWS:***

- Inspection of the land
- Obtain, fill and submit subscriber terms and condition form from the company with all relevant identification documents.
- Make payment for the land and send your proof of payment to the appropriate party.
- Layout allocation of client preferred and available plots.
- Confirmation of payment, collection of receipt and acknowledgment letter.
- Collection of land documents (deed of conveyance and survey plan) at the completion of payments.
- Physical allocation of clients earlier chosen plot as stated in the layout and all other documents given.