

# FAQ



## FREQUENTLY ASKED QUESTIONS

**HILLTOP CASTLE ESTATE Phase 2** is an arcade of great surroundings and exceptional estate living, a stunning home destination for every investor who seeks tranquility and clean atmosphere either for residence or investment. it is an ideal spot for rest and returns on investments

- Ques: Where is Hilltop Castle Estate Phase 2 Located ?  
Ans: HillTop Castle Phase 2 is Located at Shiraye road, Eredo Local Government Area, Epe Lagos
- Ques: what titled document does Hilltop Castle Estate Phase 2 have?  
Ans: Registered Survey, Deed of Assignment ( C of O) in process.
- Ques: Who are the owners and Developers of HillTop Castle Estate Phase 2 have?  
Ans: Gabvic Homes and Properties Limited a foremost real estate company that has it office at sangotedo Lagos.
- Ques: Are there any known impediments on the land?  
Ans: The Land is free from every known Government interest or individual acquisition adverse claim
- Ques: What are the Available Payment Options? (Outright and Installment Payment)?  
(a) To make this payment flexible and less cumbersome, payment within 3 months can be considered as outright purchase with about 27% of the total amount as initial deposit (N472,500.00) for 600sqm and (400,000.00) for 300sqm.  
(b) Outright payment is N1, 890,000.00 (One Million Eight Hundred and Ninety Thousand Naira) only per 600sqm plot with all Charges inclusive (NO HIDDEN CHARGES)  
(c) Outright payment is N1, 390,000.00 (One Million Three Hundred and Ninety Thousand Naira) only per 300sqm plot with all Charges inclusive (NO HIDDEN CHARGES)  
(d) Commercial plots attracts additional 10% of land cost.  
(e) Corner Piece plots attracts additional 5% of land cost.  
(f) Change / Correction of Name(s) attract N10, 000.00 charges (subject to review)  
(g) Transfer of Ownership attract 5% of land cost.  
(h) N.B. - Non-payment of the payment of the monthly installments 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 10% of the monthly installment payment.
- Ques: What is the Size of a plot in the Estate?  
Ans: 600sqm and 300sqm
- Ques: Is the road to the Estate Motor-able?  
Ans: Yes, the road to the Estate is Motor-able
- Ques: What do I get after the Initial Deposit?  
Ans: A letter of Acknowledgment to land subscription and receipt(s) of payment(s)
- Ques: What do I get after completing payment for the land?  
(a) Completion of Payment Receipt, Contract of Sales and Payment Notification Letter

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Frequently Asked Questions

Ques: Are there any other payments to be made Aside the payments for the Plot?

Ans: **(a) All Payment which includes Deed of Assignment (subject to review)**  
**(b) Original Survey Plan (Red copy with proof of lodgment) (subject to review)**  
**(c) Development Charges (subject to review)**  
**(d) Corner Plot Demarcation (subject to review)**  
**All payment has been included along with the land cost.**

Ques: When do I make other payments?

**All payment has been calculated along with the cost of land NO ADDITIONAL PAYMENT AND NO HIDDEN CHARGES.**

Ques: Can I start construction or Building on the Land Immediately after completion of Payments?

Ans: **You can start building on the Land after physical allocation, while fencing and other infrastructure will commence by the Estate Developer (Gabvic Homes & Properties Limited)**

Ques: is there any restriction as regards the type of structure I can erect on the Land?

Ans: **(a) Yes, The estate layout is in section and you are limited to build houses on each section based on designated use or plan for that section (Commercial or Residential) i.e Bungalow, Block of flats, Detached Houses (Duplexes). Note "Face-me-I-Face-you" (Tenement Building) and high Rise houses 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 LSG afterwards.**

Ques: Can I resell my Plot / Property ?

Ans: **(a) Yes, A subscriber who has paid up on their land can re-sell their plot(s). Gabvic Homes would require a forehand notification of intention from the subscriber to the company with details of the intended buyer.**  
**(b) A charge of 10% of the land consideration (Covering Transfer of Documentation Fee shall be paid to the Company by the buyer).**

Ques: Can I pay cash to your Agent?

Ans: **(a) While we are not discrediting anybody, We strongly advice that cash should be paid to Gabvic Homes & Properties LTD only. Otherwise cheque should be issued in favour of Gabvic Homes & Properties LTD. We would not accept any responsibility for any liability that may arise as a result of deviation from the above instruction.**

Ques: Can I ask for Refund after payment?

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 40% (Administrative Fee and Others). I hereby confirmed that I have seen the Land and ready to go on with the transaction.**

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

**Name:.....Signature:..... Date:.....**