

Who is the developer of AVIANCE TOWN?

AVIANCE DELTA TOWN is developed by **AVIANCE HOMES & PROPERTIES LTD**, a registered company in Nigeria.

When will my plots be allocated to me?

Provisional allocation after initial deposit and Physical allocation after full payment of: *Cost of land / Documentation / Legal fee / Survey fee / Developmental levy* must be paid before construction begins.

What do I get after my first payment?

| | | |
|--------------------|--------------------------|--|
| ❖ Purchase Receipt | ❖ Acknowledgement Letter | ❖ Contract of Sale stating that you own a plot of land within the estate |
| | ❖ Invoice | |

Note: No physical allocation until ancillary charges are paid and batches of plot owners treated together. Frontal plots befall those willing to start immediate development, to avoid having buildings scattered with vast fallow plots in-between.

What do I get after full payment?

| | | |
|-----------|------------------------|---------------|
| ❖ Receipt | ❖ Letter of Allocation | ❖ Survey Plan |
| | ❖ Deed of Assignment | |

Is there Development levy for multiple plots?

Development fees are used to provide infrastructures in the Estate, therefore they must be paid individually per plot.

Can I buy land for investment purposes?

Yes, you can buy for investment purposes depending on location within the estate.

Can I resell my plot(s)?

Yes. However, a notice for transfer of ownership should be written to and approved by **AVIANCE HOMES & PROPERTIES**.

PROPERTY SPECIFIC INFORMATION

Aviance^{*}

IBUSA, ASABA DELTA STATE
FREEHOLD REGISTERED SURVEY & DEED OF ASSIGNMENT

Where's the Location?

AVIANCE DELTA TOWN Estate is located in the heart of Ibusa, Asaba, Delta State.

Is The Road Motorable?

Yes, the road gives easy access to the property.

ACTUAL PRICE
N3M 500SQM
150ft x 100ft



DOCUMENTATION FEES

300K per plot

DEVELOPMENT FEES

500K per plot

What type of infrastructures will be provided?

| | | |
|------------------------|-----------------------------------|----------------|
| ❖ Beautiful Gate House | ❖ Excellent Security System | ❖ Estate Mall |
| ❖ Paved Roads | ❖ Perimeter Fencing & Electricity | ❖ Gate House |
| ❖ Portable Water | ❖ Green Area | ❖ Worship Area |

Can I start construction on the land now?

YES. You can start building on the land after payment of all required fees. Physical allocation is done immediately after all payments are completed.

Extra charges for corner or commercial plots?

Corner piece plots are allocated on availability at the time of request and are sold at 25% more.

Can I get refunded if no longer interested?

Yes, refund occurs when your plot is resold. 30% deduction fee apply on total amount.

What am I allowed to build in the estate?

Any building must be approved by management and the state Government. Development regulations given after completion of payment must be respected.