

Who is the developer of AVIANCE TOWN?

AVIANCE COURT 2 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⁺
COURT 2**

ABAPAWA, IGBONLA EPE, LAGOS
ACTUAL PRICE DEED OF ASSIGNMENT & GOVERNMENT SURVEY

N3.2M | 500SQM
50ft x 100ft

N2M | 300SQM
30ft x 100ft

Where's the Location?

AVIANCE COURT 2 Estate is located in ABAPAWA, IGBONLA EPE, Lagos

Is The Road Motorable?

Yes, the road gives easy access to the property.

INFRASTRUCTURES Beautiful Gatehouse 24/7 Electricity CCTV Camera Portable Water Recreation Center Road Network	PAYMENT PLAN 1 MONTH <input type="checkbox"/> 3 MONTHS <input type="checkbox"/> 6 MONTHS <input type="checkbox"/>	DOCUMENTATION FEES 500 SQM 400K 300 SQM 300K	
		DEVELOPMENT FEES 500 SQM 600K 300 SQM 500K	

What are the Landmarks to the Estate?

- ❖ St Augustine University
- ❖ Lekki International Airport
- ❖ Igbonla Government Model College
- ❖ Lagos State University (Epe Campus)

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.

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ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF **AVIANCE HOMES AND PROPERTIES LIMITED**

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