

# OJ & MARC ESTATE, GBETU, LAGOS | SUBSCRIPTION FORM

AFFIX  
A PASSPORT  
PHOTOGRAPH

## SECTION 1: SUBSCRIBER'S DETAILS

Please complete all fields in block letters. Fields marked with asterisks (\*) are mandatory. Tick boxes where appropriate.

**NAME\***

Mr.  Mrs.  Miss.  Others  Surname  Other Names

**NAME OF SPOUSE\***

(If Applicable) Surname  Other Names

**ADDRESS\***

**DATE OF BIRTH\***       **GENDER\*** MALE  FEMALE

**MARITAL STATUS\***  **NATIONALITY\***

**OCCUPATION**  **EMPLOYER'S NAME**

**COUNTRY OF RESIDENCE**  **LANGUAGE SPOKEN**

**EMAIL ADDRESS\***

**TELEPHONE NUMBER\***  **MOBILE NUMBER\***

## SECTION 2: NEXT OF KIN

**NAME**  **ADDRESS**

**PHONE NUMBER**

**EMAIL ADDRESS**

## SECTION 3: SUBSCRIBER'S DECLARATION

I.....hereby affirm that all information provided as a requirement for the land in OJ & Marc, Estate, Gbetu, along Gbetu-Iwerekun Road, about 10mns drive from Mayfair Gardens, Awoyaya, Lagos State. is accurate. Any inaccurate information given by me may result in the decline of my application

\***TYPE OF PLOT:**  Residential  Commercial plot (attracts 10%) Number of plots  **PLOT SIZE:**  300 SQM  600 SQM

**PAYMENT PLAN:**  3 Months  6 Months  12 Months  Corner piece plot(s) attracts 10% of land cost

**SIGNATURE OF SUBSCRIBER\*** \_\_\_\_\_

**NAME\*** \_\_\_\_\_

**DATE\*** \_\_\_\_\_

## FOR REFERRAL DETAILS

**NAME\***

**DATE\***       **REFERRAL ID\***

**PHONE NO**

**EMAIL**



## OJ AND MARC ESTATE, GBETU

### FREQUENTLY ASKED QUESTION/ TERMS AND CONDITIONS OF PURCHASE

**Q1. Where is OJ and MARC ESTATE?**

OJ & MARC ESTATE, is located at Gbetu, Along Gbetu-Iwerekun road, about 10 minutes drive from Mayfair Gardens, Awoyaya, Lagos State

**Q2. WHO ARE THE OWNERS/ DEVELOPERS OF OJ & MARC ESTATE, GBETU.**

PWAN ADVANTAGE RESOURCES LTD, a leading Real Estate Company with OFFICES IN LAGOS, Uyo, Akwa-Ibom State, Portharcourt, Rivers State, Asaba, Delta

**Q3. WHAT TYPE OF TITLE DOES OJ AND MARC ESTATE HAVE ON THE LAND?**

Lagos state government allocation.

**Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?**

The land is free from any known Government acquisition or interest or adverse claims.

**Q5. WHAT IS THE PAYMENT STRUCTURE?**

Outright payment of 12m per 600sqms & 6m per 300sqms  
Instalmental payment (6 months) 12.4m per 600sqms and 6.2m per 300sqms  
Instalmental payment (12 months) 12.8m per 600sqms and 6.4m per 300sqms

N.B: Non-Payment of monthly instalments as at when due shall be treated as a fundamental breach of contract which shall result in termination or revocation of the contract/ OR attract default charge of 10% of the outstanding payment.

**Q6. WHAT IS THE SIZE OF THE PLOT?**

300 sqm and 600 sqm

**Q7. IS THE ROAD TO THE ESTATE MOTORABLE?**

Yes. The road is motorable and maintained by PWAN.

**Q8. WHAT IS TOPOGRAPHY OF THE LAND?**

It's about 70% dry and 30% Marshy, but Pwan Advantage undertakes the responsibility of Sandfilling the land.

**Q9. WHAT OTHER PAYMENT DO I MAKE APART FROM THE PAYMENT OF THE LAND?**

Deed of Assignment: N200,000 only per plot (Subject to review)  
Survey Fee: N400,000 only per plot (Survey plan with company's name attracts extra charges) (Subject to review)  
Corner Plot Demarcation: N50,000 only per plot (Subject to review)  
Developmental Fee: N3,000,000 only per plot (subject to review) later. Developmental free covers the following (1) Drainage construction (2) Electrification (3) Creation of Good road network (4) Landscaping

**Q10. WHEN DO I MAKE OTHER PAYMENTS AFTER COMPLETING PAYMENTS FOR THE LAND.**

(a) Deed of Assignment, Provisional Survey and Plot Demarcation Fees shall be paid before physical Allocation of the land.  
(b) 50% of development Fee shall be paid before commencing Construction Work on the land, While the Remaining 50% shall be paid within one year of commencing work on site.  
(c) To pay for his survey and legal fee in respect to the plot purchased

**Q11. WHAT DO I GET AFTER INITIAL PAYMENT DEPOSITE?**

Starters pack comprising of a letter of acknowledgement of subscription, receipt of payment.

**Q12. WHAT DO I GET AFTER COMPLETING PAYMENT OF THE LAND?**

(A) Completion payment receipt, contract of sale and physical allocation letter  
(B) Survey Plan will be issued after Physical Allocation is done

**Q13. CAN I START CONSTRUCTION OR BUILDING ON THE LAND?**

You can start building on the land after Physical Allocation, while fencing and Estate development is going on.  
B. Upon physical allocation, before the commencement of construction work on the land, the purchaser must provide, Approved Building Plan, Builders Profile and obtain a Building Clearance Letter from PWAN Advantage Resources Limited.  
C.. Upon allocation, the client shall take responsibility of maintaining his/her site and ensure regular clearing to prevent cases of Abandonment or having dangerous reptiles breed within the Estate. Any site found unclear shall be cleared and its cost passed to the client which must be refunded to PWAN Advantage before commencement of construction work on the site.

**Q14. IS THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?**

Yes. The Estate layout is in sections 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, Blocks of Flats, Detached houses (duplex). Note, "Face-me-I-Face-you" (Tenement Building) High rise houses will not be approved by the company and with Lagos State Government afterwards.

**Q15. CAN I RE-SELL MY PLOT/ PROPERTY?**

Yes. Subscribers who have paid out their land (in full) can re-sell their plot(s). PWAN Advantage would require the seller to furnish the company with the details of the buyer. A charge of 10% of the land consideration (covering Transfer Documentation Fee) shall be paid to the company by the buyer.

**Q16. CAN I PAY CASH TO YOUR AGENT?**

We strongly advice that cash payment should ONLY be made to PWAN Advantage resources ltd at its designated banks. Otherwise, cheque(s) should be issued in favor of PWAN Advantage resources ltd. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the whole instruction.

**Q17. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?**

You can apply for a refund only if you have not been allocated your plot(s). In the event of the 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 paid less than 40% (Administrative Fee and Others).

**Q18. HOW MUCH DO I PAY FOR PERFECTION OF TITLE?**

The cost of perfection of title such as Certificate of Occupancy shall be borne by the subscriber.

I hereby confirm that I have seen the land and ready to go on with the transaction.

THEREFORE, THE INFORMATION PROVIDED, TERMS & CONDITIONS HERewith IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.

SUBSCRIBER'S NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_