

- REAL ESTATE AND PROPERTY DEVELOPMENT
- CONSULTANCY
- LAND SURVEY
- LOGISTICS

REGENT CITY, ODEOMI, IBEJU LEKKI

SUBSCRIPTION FORM

**Affix Your
Passport**

SECTION 1: SUBSCRIBER'S DETAILS

Please complete all field in block leeters. Field marked with asterisk (*) 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 the information provided as a requirement for the land in Regent City, Situated at Odeomi town, a boundary town between lagos and ogun state, near Iacampange tropicana, ibeju Lekki, Lagos State is true and any false or 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

PLOT SIZE 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 ADDRESS

ADDRESS: Eros House, km 38 Lekki-ape Expressway, Adjacent Mayfair Gardens. Beside Falgbems Filing Station, Awoyaya Lagos State.

Email: cspadvantage@gmail.com

Website: www.pwanadvantage.ng

All payment should be made in favour of:
PWAN ADVANTAGE RESOURCES LTD

 **1017188648**

REGENT CITY, ODEOMI, IBEJU LEKKI FREQUENTLY ASKED QUESTION/ TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS REGENT CITY LAGOS?

Situated at Odeomi town, a boundary town between Lagos and Ogun State, near Lacampagne tropicana, ibeju lekki, Lagos.

Q2. WHO ARE THE OWNERS/ DEVELOPERS OF REGENT CITY?

PWAN ADVANTAGE RESOURCES LTD, a leading Real Estate Company with Offices in Lagos, Owerri, Uyo, Aka-ibom, Benin City and Other States in Nigeria.

Q3. WHAT TYPE OF TITLE DOES REGENT CITY LAGOS HAVE ON LAND?

Registered Survey & Deed of Assignment

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 1,800,000 per 600sqms & 900,000 per 300sqms
Instalment payment (6months): 2,000,000 per 600sqms and 1,000,000 per 300sqms
Instalment payment (12 month): 2,200,000 per 600sqms and 1,100,000 per 300sqms

N.B: Non-Payment of monthly installments as at when due shall be treated as 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?

300sqms and 600sqms

Q7. IS THE ROAD OF THE ESTATE MOTORABLE?

Yes, the road is motorable and maintained by Pwan Advantage.

Q8. WHAT OTHER PAYMENT DO I MAKE APART FROM THE PAYMENT OF THE LAND?

Deed of Assignment:	100,000 per plot (subject to review)
Provisional Survey	150,000 per plot (subject to review)
Plot Demarcation	30,000 per plot (subject to review)
Development fee	700,000 per plot (subject to review) development fee covers the following (1) Drainage Construction (2) Electrification (3) Creation of Good Road Network (4) Landscaping and Beautification (5) Special Amenities

Q9. 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

Q10. WHAT DO I GET AFTER INITIAL PAYMENT DEPOSITE?

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

Q11. WHAT DO I GET AFTER COMPLETE PAYMENT OF THE LAND?

- (a) Completion Payment Receipt, Contract of Sale and Allocation Notification Letter
- (b) Survey plan will be issued after Physical Allocation is done.

Q12. 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.

Q13. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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, Blocks of Flats, Detached houses (duplex). Note, "Face-me-Face-you" (Tenement Building) High rise house will not be approved by the company and with Lagos State Government afterwards.

Q14. 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.

Q15. CAN I PAY CASH TO OUR AGENT?

We strongly advise that cash payment should ONLY be paid to PWAN Advantage resource ltd at its designated banks. Otherwise, cheque(s) should be issued in favour 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

Q16. 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% (Administration Fee and Others)

Q17. HOW DO I PAY FOR PERFECTION OF TITLE?

The cost of future Ratification & Perfection of Title, Such as Certificate of occupancy, Governor's consent, etc 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 _____