

REGENT COURT, ASABA

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.

[illegible]

Mr.	Mrs.	Miss.	Others	Surname										Other Names									
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NAME OF SPOUSE*
(If Applicable)

Surname	Other Names
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[illegible]

DATE OF BIRTH*

GENDER* **MALE** ☐ **FEMALE** ☐

MARITAL STATUS*

[illegible][illegible][illegible][illegible]

SECTION 2: NEXT OF KIN

NAME	ADDRESS
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PHONE NUMBER

EMAIL ADDRESS

SECTION 3: SUBSCRIBER'S DECLARATION

I.....hereby affirm that all information provided as a requirement for the land in Regent Court Asaba located at Umuekea, Ibusa, oshimili north Local Government Asaba Delta state close to Chinese Construction company 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: ☐ 464 sqms

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

[illegible][illegible][illegible][illegible]

ADDRESS: EROS HOUSE: KM 38 LEKKI EPE EXPRESSWAY, ADJACENT MAYFAIR GARDENS, BESIDE FATGBEMS FILLING STATION, AWOYAYA, LAGOS.

Email: cspadvantage@gmail.com Website: www.pwanadvantage.com

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



1659901681



1017188648



REGENT COURT, ASABA

Q1. WHERE IS REGENT COURT ASABA LOCATED?

It is located at Umuekea, Ibusa, behind Chinese Construction company, Oshimili North Local Government Area, Asaba, Delta State.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF REGENT COURT ASABA?

PWAN ADVANTAGE RESOURCES LTD, a leading Real Estate Company with Offices in Lagos, Uyo, Akwa-Ibom State, Port Harcourt, Rivers State, Asaba, Delta

Q3. WHAT TYPE OF TITLE DOES REGENT COURT ASABA HAVE ON THE LAND?

Deed of Assignment and Registered Survey.

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 2.4m per 464sqms

Instalment payment (6 months) 2.6m per 464sqms

Instalment payment (12 months) 2.8m per 464sqms

N.B: Non-payment of monthly installment 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?

It is 464sqms.

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes. The road is motorable and maintained by PWAN.

Q8. WHAT IS THE TOPOGRAPHY OF THE LAND?

It is a dry and table land.

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

DEVELOPMENT FEE: 1m per plot of 464sqm (subject to review). Development fee covers the following

1 Drainage Construction

2 Electrification

3 Creation of good road network

4 Land scaping

DOCUMENTATION FEE: Documentation fee includes..... survey fee, deed of assignment and plot Demarcation is completely waived.

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

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 OR 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 advise 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 deviation from the whole instruction.

Q17. HOW WILL THE ESTATE BE MANAGED IN THE FUTURE?

To enable smooth functionality of the Estate, it shall be managed by Pwan advantage resources Ltd or any other company appointed by Pwan advantage and maintenance services provided shall be at a cost to subscribers

Q18. HOW MUCH DO I PAY FOR THE 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: _____