

# REGENT TOWN EPE | 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 requirements for the land in Regent Town, located at Ketu-Epe, Lagos State, located close to Ketu-Epe Roundabout & Ketu -Epe police station, few minutes drive from Lagos state ministry of Agriculture, Ketu Epe division, Lagos State.

\*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**

# REGENT TOWN EPE

## Q1. Where is Regent Town Epe located?

Regent Town, is located at Ketu-Epe, close to Ketu-Epe Roundabout & Ketu-Epe Police Station, few minutes drive from Lagos State Ministry of Agriculture ( Fisheries) Ketu - Epe, division, Lagos State.

## Q2. Who are the Owners/Developers of Regent Town Epe?

PWAN ADVANTAGE RESOURCES LTD, a leading Real Estate company with Offices in Lagos, Uyo, Akwa-Ibom state, Port-harcourt, Rivers State, Asaba, Delta State.

## Q3. What type of Title does Regent Town Epe have on the 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 4M per 600sqms & 2m per 300sqms  
Instalment Payment (6 months) 4.2m per 600sqms & 2.1 per 300sqms  
Instalment Payment (12 months) 4.4m per 600sqms & 2.2 per 300sqms

## Q6. What is the size of the plot?

600sqms & 300sqms

## 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's a dry and table land

## Q9. What other payment do I make apart from the payment of the land?

Development Fee: 2M per plot of (Subject to review). Development Fee covers the following:-

- (1) Draining Construction
- (2) Electrification
- (3) Creation of Good Road Network
- (4) Land scaping

Documentation Fee: which includes survey fee, Deed of Assignment and plot demarcation is completely waived.

## Q10. When do I make other payments after completing payments of the land.

- (a) 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.
- (b) To pay for his Survey and legal fees in respect to the plot purchased.

## Q11. What do I get after initial payment deposit?

Starters pack comprises of a letter of acknowledgment 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?

- (a) 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.
- © 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 restriction 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. How will the estate be managed in the future?

To enable smooth functionality of the estate, it shall be managed by PWAN Advantage Resources Limited or any other company appointed by PWAN Advantage and maintenance services shall be at a cost to subscribers

## Q18. How much do I pay for perfection on 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 \_\_\_\_\_