



☐ REAL ESTATE & PROPERTY DEVELOPMENT
☐ CONSULTANCY
☐ LAND SURVEY
☐ LOGISTICS

REGENT TOWN, 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.

| | | |
|---|-------------------------------|---------------------------------|
| NAME* | | |
| Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Miss. <input type="checkbox"/> Others <input type="checkbox"/> | Surname | Other Names |
| NAME OF SPOUSE* | | |
| (If Applicable) | Surname | Other Names |
| ADDRESS* | | |
| DATE OF BIRTH* | | |
| GENDER* | MALE <input type="checkbox"/> | FEMALE <input type="checkbox"/> |
| 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 Regent Town located few minutes from Delta State polytechnic Ogwashi-Ukwu 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

| | | |
|----------|--|--------------|
| NAME* | | |
| DATE* | | REFERRAL ID* |
| PHONE NO | | |
| EMAIL | | |

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 TOWN, ASABA

Q1. Where is Regent Town, Asaba located?

Regent Town, Asaba is located at Ibusa, 3 minutes drive Delta State Polytechnic, Ogwashi-Ukwu.

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

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. Asaba 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 464sqms
Instalment Payment (6 months) 4.2m per 464sqms
Instalment Payment (12 months) 4.4m per 464sqms.

Q6. What is the size of the plot?

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?

100% Dry Land.

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

Development Fee: 1M 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 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 om 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 Delta 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 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 _____