

SUBSCRIPTION FORM

AFFIX
A PASSPORT
PHOTOGRAPH

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

[illegible]

NAME		ADDRESS
PHONE NUMBER		
EMAIL ADDRESS		

I.....hereby affirm that all information provided as a requirement for the land in Regent City, located in Akure, Ondo state, along Owena road, close to Owena millitary cantonment is accurate, any 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: ☐ 500 SQMS

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

SIGNATURE OF SUBSCRIBER* _____

NAME* _____ DATE* _____

[illegible]

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

1659901681

REGENT CITY, AKURE

FREQUENTLY ASKED QUESTION/ TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS REGENT CITY?

Regent City is Situated at Akure, Akure South L.G.A Ondo State.

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 HAVE ON LAND?

Registered Survey and Deed of Assignment.

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q5. WHAT IS THE PAYMENT STRUCTURE

Outright payment of 3M per 500sqms

Instalment payment (6months), 3.5M per 500sqms

Instalment payment (12 month) 4M per 500sqms

Q6. WHAT IS THE SIZE OF THE PLOT?

500sqms

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/ Deed of Sublease 150,000 per plot (subject to review)

Survey fee 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 / Deed of Sublease, Provisional Survey and Plot Demarcation Fees shall be paid before Physical Allocation of the land.

(b) 50% of Development Fees 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..

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 Enugu 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 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 _____