

TYPES OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACT 10%) CORNER PIECE PLOTS (ATTRACT 10%)

PAYMENT: OUTRIGHT INSTALLMENT

NUMBER OF PLOTS:

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling will attract correction fees.

AFFIX
A PASSPORT
PHOTOGRAPH

SECTION 1: SUBSCRIBERS DETAILS

NAME:

DATE OF BIRTH **GENDER*** MALE FEMALE

ADDRESS
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATION)

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

ROAD/STREET/POST OFFICE*

TOWN/CITY/DISTRICT/STATE*

MARITAL STATUS* **NATIONALITY***

TELEPHONE NUMBER* **POSTAL CODE***

MOBILE NUMBER*

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

ADDRESS PROOF*

IDENTITY PROOF NAME **ADDRESS**

PHONE NUMBER **EMAIL ADDRESS**

SECTION 3: SUBSCRIBER'S DECLARATION

I, _____ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____ **NAME*** _____

NOTE* subscriber has to sign before an authorized PWAN PRIME personnel.

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL



2nd Floor, Olajire House, 3 Ilupeju By-Pass,
 Opposite FIRS Office, Ilupeju, Lagos.
 Tel: +2348188888692, +2348188888695
 Email: pwanprime@gmail.com

PEARL COURT IBEJU-LEKKI

FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

- Q1. WHERE IS PEARL COURT? A. PEARL COURT is situated at Powe Village (Eluju), off Lekki-Epe Expressway, Lagos.
- Q2. WHO ARE THE OWNERS/ DEVELOPER OF PEARL COURT? A. PWAN PRIME INVESTMENTS AND PROPERTIES LTD., a leading Real Estate Company.
- Q3. WHAT TYPE OF TITLE DOES PEARL COURT HAVE ON THE LAND? A. Certificate of Occupancy approved by Lagos State Government.
- Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND? A. The land is free from every known government acquisition or interest and adverse claims.
- Q5. WHAT IS THE SIZE OF THE PLOT? A. 300sqm B. 450sqm C. 600sqm
- Q6. WHEN DO I GET MY ALLOCATION AFTER PAYMENT? A. We give instant plot reservation and allocation.
- Q7. IS THE ROAD TO THE ESTATE MOTORABLE? A. Yes the road to the estate is motorable.
- Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND? (a) Deed of Assignment: ₦200,000 only per plot (b) Registered Survey plan Fee: ₦500,000 only per plot © Corner Plot demarcation: ₦40,000 only per plot (Subject to review) (d) Developmental Fee: At PWAN Prime we pride ourselves with fast development of our Estates and this is to favour our clients with beautiful looking developments on site like (i) Beautiful Gate House (ii) Interlocked exterior view (iii) Interlocked roads in the estate (iv) Quality drainage (v) Street Lights (vi) Transformers (vii) Central Water distribution system etc. and therefore our current Developmental fee for Pearl Court is N3.5m (payable within 18 months), this is subject to review for plots that have not paid theirs as we progress in this development.
- Q9. WHEN DO I MAKE THE OTHER PAYMENTS? A. (i) Survey Plan, Deed of Assignment and Plot Demarcation should be paid **before Physical Allocation**. (ii) Development fees should be paid either on installment (over an 18 month period) or outright basis before or after physical allocation.
- Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT? A. A Letter of acknowledgement of subscription and receipt of payment.
- Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND? A. (a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document (b) Deed of Assignment & Survey Plan within three (3) months of payment for Q8(a) & (b).
- Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW? A. You can start building on the land after Physical Allocation.
- Q13. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION? A. No.
- Q 14. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE? A. 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 Detached houses (duplex), semi-detached houses etc. Note "Face-me-I –Face – you" (Tenement Building) and high-rise houses will not be permitted. All building design must conform to the required set back of building control of the estate and such design would be approved by the company and with LASG afterwards.
- Q15. CAN I RE - SELL MY PLOT/PROPERTY? A. Yes a subscriber who has paid in full for his land can re-sell his plot(s). In that event, PWAN PRIME INVESTMENTS AND PROPERTIES LTD. would require you (the seller) to furnish the company with details of the new buyer. PWAN PRIME does not sell on behalf of subscribers. B. 10% of the land consideration paid by you will be payable by the new buyer directly or through you for Transfer of Title Documentation.
- Q16. CAN I PAY CASH TO YOUR AGENT? A. We strongly advise that cash payments should only be made to PWAN PRIME INVESTMENTS AND PROPERTIES LTD. at its designated Banks. Otherwise, cheque(s)/bankdrafts should be issued in favour of PWAN PRIME INVESTMENTS AND PROPERTIES LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.
- Q17. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND? A. Yes, you can apply for refund only if you have not been allocated your plot(s). In the event of a 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 40% (Administrative, Logistics & Agency Fees).

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME SIGNATURE..... DATE..... * If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. Mr. PWAN PRIME (trading in the name & style of Prime Estates).