

TYPE OF PLOTS: ☐ RESIDENTIAL ☐ COMMERCIAL (25%) ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: ☐ OUTRIGHT ☐ INSTALLMENT ☐ 6 MONTHS ☐ 12 MONTHS

NUMBER OF PLOTS: **PLOT SIZE:** ☐ 464SQM

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

SECTION 1: SUBSCRIBERS DETAILS

AFFIX
A PASSPORT
PHOTOGRAPH

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others _____

NAME:

DATE OF BIRTH: **GENDER*** ☐ MALE ☐ FEMALE

ADDRESS

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

ROAD/STREET

TOWN/CITY/DISTRICT/STATE*

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

MARITAL STATUS* **NATIONALITY***

TELEPHONE NUMBER* **POSTAL CODE***

MOBILE NUMBER*

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

IDENTITY PROOF NAME

PHONE NUMBER

ADDRESS PROOF*

ADDRESS

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 XTRA personnel.

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

AKU RUO UNO

PHASE 2 EXTENSION

EZUKWU ACHALA IBUSA ROAD, FREEHOLD
BEHIND GOVERNANCE VILLA
ASABA, IBUSA EXPRESS WAY

PWAN ELITE is a property marketing, information & development company with Head Office 25B David Adekunle Street, Lilly Estate Beside MRS Filling Station Off Apple Junction Festac Link Road Amuwo Odofin, Lagos.

Asaba Office: 2, Ifeanyichukwu Uzogo Street Off Akpu Junction, Okpanam Road, Asaba Delta State.

Owerri Office: MEKSKY PLAZA 24 Ekwema Crescent Beside St, Peters Ang. Church, Opposite Chicken Republic Ikenegbu, Owerri, Imo State.

PWAN ELITE LIMITED, multiple award-winning real estate company

Q1. WHERE IS AKU RUO UNO PHASE 2?

Aku Ruo Uno is situated at **Ezukwu Achala Ibusa Road, Behind Governance Villa Asaba, Ibusa Express Way**

Applicants or their representatives are advised to inspect the site, subsequent to confirmation

of appointments made at PWAN ELITE office or with the designated sales representative. Free inspections hold Mondays to Saturdays. Take offtime is 10am.

NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

Q2. WHY SHOULD I BUY AKU RUO UNO PHASE 2?

Aku Ruo Uno Phase 2 enjoys proximity to major government presence & commercial investment landmarks like Government Villa, Asaba Immigration, Former Debuty Ezukwu Achalla Ibusa and Federal College of Education. Guaranteeing high Return on Investment.

Q3. WHAT TYPE OF TITLE DOES AKU RUO UNO PHASE 2 HAVE?

(FREEHOLD) The company has the long-term perfection of the estate's title to ensure/facilitate further responsibility subject to subscribers payment of title perfection fees to be determined and communicated at a future date.

Q4. WHAT ARE THE COORDINATES OF AKU RUO UNO PHASE 2?

Q5. ARE THERE ANY ENCUMBRANCES ON THE LAND? The land is free from every known government acquisition or interest and adverse claims.

Q6. WHAT PLOT SIZE(S) IS AVAILABLE? 464sqm

Q7. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

A. Outright payment of N10,000,000 only per 464sqm

B. 3 to 6 Months Installment Payment can be arranged.

N.B: Non-Payment of the monthly installments as at when due shall be treated as a fundamental breach of the contract which shall result in termination or revocation of the contract/ OR attract default charge of 10% of the month payment.

NB: The Company reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.

C. (i) Corner-piece plot attracts additional 10% of land cost

(ii) Commercial plot attracts additional 25% of land cost

(iii) Corner-piece & Commercial plot attracts additional 35% of land cost.

D. Non-payment of the monthly instalments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result in termination or revocation of the contract and the clause on refund would apply/OR attract default charge of 5% of the month payment or 5% of the total balance upon demand, OR 5% of the outstanding payment for every month of default after payment expiration. The company also reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

Q8. IS THE ROAD TO THE ESTATE MOTORABLE? Yes, the road to the estate is motorable.

Q9. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

A. Deed of Assignment: Waiver

B. Registered Survey Fee: Waiver

C. Plot Demarcation Fee: Waiver

D. Development Fee: To be communicated later

N.B The Cost On Documentation Is Per Plot, N.B Development Fee Would Be Reviewed Upward, When There Is A Surge In Cost Of Construction Materials

N.B A Default In Payment Of The Purchase Price Within The Specified Payment Period Shall Result In The Following; A. 10% Default Fee Charged On The

Current Price Of The Subscribed Plots(s), NB. The Price Of Plot(s) And Or Documentation Fee May Be Reviewed By The Company Due To Change In Government Policy

B. Note That Payment For Deed Of Assignment, Survey Plan And Plot Demarcation Applies Irrespective Of The Plot Size.

E. Infrastructural fee: Infrastructural levy to be determined in the future and the following to be provided by the company subject to the payment of the infrastructural levy (1) Greenery (2) Security (3) Water (4) Street Lighting (5)Recreational facilities (6) Electrification/transformer

Q10. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Physical allocation would be done two (2) months after completion of payment in order of subscription and upon confirmation of at least 50% payment of development fees. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

Note: Priority is given to clients who paid one-off over instalment payment.

Q11. WHEN DO I MAKE THE OTHER PAYMENTS?

(i) Payment are made immediately after payment of land before physical allocation.

(ii) Development fees should be paid either on outright upon demand. Instalment payment of development fees will attract surcharges.

Q12. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....

