

REAL ESTATE & PROPERTY DEVELOPMENT
 CONSULTANCY
 LAND SURVEY
 LOGISTICS

MAX VISTA, NNEWI | SUBSCRIPTION FORM

AFFIX A PASSPORT PHOTOGRAPH

PWAN MAX PROPERTY AND BUSINESS SOLUTIONS PROVIDUSBANK **5400594605**

SECTION 1: SUBSCRIBER'S DETAILS

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ADDRESS: PWAN GROUP OFFICE NNEWI, AT A-Z PETROLEUM STATION BY TRAFFIC LIGHT. NNEWI ANAMBRA STATE EMAIL: info@pwanmax.com WEBSITE: www.pwanmax.com



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MAX VISTA NNEWI, ANAMBRA FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS OF PURCHASE

01. WHERE IS MAX VISTA NNEW! ?

MAX VISTA, NNEWI is an undeveloped parcel of land located AT UMUDIM NNEWI, ANAMBRA STATE .

02. WHO ARE THE OWNERS/DEVELOPERS OF MAX VISTA, NNEWI ANAMBRA STATE ?

PWAN MAX, a Leading Real Estate Company with offices in Ilorin Kwara State, Enugu State, Owerri Imo State, Awka Anambra State, А Uvo, Akwa-Ibom State, PortHarcout, Rivers State, Asaba, Delta State & Lekki, Lagos State.

Q3. WHAT TYPE OF TITLE DOES MAX VISTA, NNEWI HAVE ON THE LAND?

REGISTERED SURVEY & DEED OF ASSIGNMENT. А

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND ?

The land is free from every known government interests or adverse claims. A

Q5. WHAT IS THE PAYMENT STRUCTURE ?

- Outright payment of N7,800,000 only per 464 sqm payable within 3 months. А
- в 12 Months Instalment 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 С

result in termination or revocation of the contract/ OR attract default charge of 10% of the month payment.

Q6. WHAT IS THE SIZE OF THE PLOT ?

464 SQM А

IS THE ROAD TO THE ESTATE MOTORABLE ? 07.

Yes. The road to the estate is motorable and is maintained by PWAN. А

08. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND ?

- Deed of Assignment : FREE FOR A LIMITED TIME OFFER (Subject to review upwards) А
- Survey Fee : FREE FOR A LIMITED TIME OFFER (Survey Plan with Company's name attracts extra charges) (Subject to review upwards) В Corner Plot Demarcation : FREE FOR A LIMITED TIME OFFER
- C

FREE FOR A LIMITED TIME OFFER (Subject to review upwards) Development fee Covers the following D Development Fee :

(1) Drainage construction (2) Electrification (3) Creation of good road network (4) Landscaping & beautification (5) Special amenities.

WHEN DO I MAKE THE OTHER PAYMENTS ? 09.

(i) Deed of Assignment, Provisional Survey Fee and Corner Plot Demarcation payment can be made immediately. (ii) Development Fee А can be made after physical allocation of plot.

WHAT DO I GET AFTER THE INITIAL PAYMENT DEPOSIT ? **Q10**.

Starters pack comprising a letter of acknowledgement of subscription, receipts of payment . А

Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND ?

Completion Payment Receipt, Contract of Sales & Allocation Notification Letter (a) Deed of Assignment & Survey Plan after Physical Δ Allocation is done.

Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW ?

You can start building on the land after Physical Allocation , while fencing and Estate development is going on. А

IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE ? Q13.

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 А section (Commercial or Residential) i.e Bungalow, Block of Flats , detached houses (duplex). Note. "Face-we-I-Face-you" (Tenement Building) and Highrise houses will not be approved by the company and with Anambra State Government afterwards.

014. CAN LRF-SELL MY PLOT/PROPERTY ?

Yes. Subscribers who have paid up for their land (in full) can re-sell their plot(s). PWAN Max would require the seller to furnish the А company with 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. В

015. CAN I PAY CASH TO YOUR AGENT ?

We strongly advise that cash payments should ONLY be made to PWAN Max Property and Business Solutions at its designated Banks . А Otherwise, cheque(s) should be issued in favor of PWAN Max Property and Business Solutions. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q16. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT ? CAN I REQUEST FOR A REFUND ?

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 А 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 Fee and Others).

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 ____