

AFFIX  
A PASSPORT  
PHOTOGRAPH

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

**NAME OF SPOUSE\***  
(If Applicable)

**TELEPHONE NUMBER\***

**ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF:  
PWAN MAX PROPERTY AND BUSINESS SOLUTIONS**

 **0509546334**  **6468463019**  **1025099349**



## MAX HEIGHTS OWOODE ISE FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS OF PURCHASE

**Q1. WHERE IS MAX HEIGHTS OWOODE ISE ?**

A MAX HEIGHTS OWOODE ISE is an undeveloped parcel of land located along Ise Igboogun Road, Owode Village, Ibeju-Lekki Lagos State.

**Q2. WHO ARE THE OWNERS/DEVELOPERS OF MAX HEIGHTS , OWOODE ISE ?**

A PWAN MAX , a Leading Real Estate Company with offices in , Uyo ,Akwa-Ibom State, PortHarcourt, Rivers State, Asaba, Delta State & Lekki, Lagos State.

**Q3. WHAT TYPE OF TITLE DOES MAX HEIGHTS,OWODE ISE HAVE ON THE LAND?**

A Registered Survey & Deed of Assignment ( Coordinates: 707954.121mN/635598.225mE )

**Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND ?**

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

**Q5. WHAT IS THE PAYMENT STRUCTURE ?**

A Outright payment of N1,800,000 only per 300sqm & N3,600,000 only per 600sqm.

B 12 Months Instalment Payment can be arranged

C N.B: Non-Payment of the monthly instalments 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.

**Q6. WHAT IS THE SIZE OF THE PLOT ?**

A 300 sqm and 600 sqm .

**Q7. IS THE ROAD TO THE ESTATE MOTORABLE ?**

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

**Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND ?**

A Deed of Assignment : N100,000 only per plot (Subject to review)

B Survey Fee : N150,000 only per plot ( Survey Plan with Company's name attracts extra charges) (Subject to review)

C Corner Plot Demarcation : N50,000 only per plot (Subject to review)

D Development Fee : N750,000 only per plot (Subject to review) Development fee Covers the following (1) Gate house, perimeter fencing and Land scaping

E Infrastructure fee: (will be communicated later) covers the following (1) Drainage construction (2) Electrification (3) Creation of good road network (4) Special amenities.

**Q9. WHEN DO I MAKE THE OTHER PAYMENTS ?**

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

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

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

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

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

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

A 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 ?**

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 Bungalow, Block of Flats ,detached houses (duplex). Note. "Face-me-I-Face-you" (Tenement Building) and Highrise houses will not be approved by the company and with Lagos State Government afterwards.

**Q14. CAN I RE-SELL MY PLOT/PROPERTY ?**

A 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 company with details of the buyer.

B 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 YOUR AGENT ?**

A We strongly advise that cash payments should ONLY be made to PWAN Max Property and Business Solutions at its designated Banks . 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 ?**

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 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 \_\_\_\_\_