

THE PERIDOT, ABUJA FCT
FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS OF PURCHASE

- Q1. WHERE IS THE PERIDOT, ABUJA FCT?**
A THE PERIDOT, ABUJA FCT is an undeveloped parcel of land located at KUJE GWAGWALADA EXPRESS ROAD, OFF NIGERIA GHANA ACADEMY KUJE LOCAL GOVERNMENT AREA, FCT ABUJA.
- Q2. WHO ARE THE OWNERS/DEVELOPERS OF THE PERIDOT, ABUJA FCT?**
A PWAN MAX, a Leading Real Estate Company with offices in Enugu State, Owerri Imo State, Awka Anambra State, Uyo, Akwa-Ibom State, Port Harcourt, Rivers State, Asaba, Delta State & Lekki, Lagos State.
- Q3. WHAT TYPE OF TITLE DOES THE PERIDOT, ABUJA FCT HAVE ON THE LAND?**
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- Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND ?**
A The land is free from every known government interest or adverse claims.
- Q5. WHAT IS THE PAYMENT STRUCTURE?**
A Outright payment of N3,500,000 only per 500sqm
B 12 Months Instalment Payment is available and 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 expropriation of the tract/ OR a default charge of 10% of the month payment.
- Q6. WHAT IS THE SIZE OF THE PLOT ?**
A 500 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 : N200,000 only per plot (Subject to review upwards)
B Survey Fee : N180,000 only per plot (Survey Plan with Company's name attracts extra charges) (Subject to review upwards)
C Demarcation Fee: N50,000 only per plot (Subject to review upwards)
D Development Fee : To be determined later. Development fee Covers the following (1) Drainage construction (2) Electrification (3) Creation of good road network (4) Landscaping & beautification (5) Special amenities.
- Q9. WHAT DO I GET AFTER THE INITIAL PAYMENT DEPOSIT ?**
A Starters pack comprising a letter of acknowledgment of subscription, receipts of payment.
- Q10. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND ?**
A Completion Payment Receipt, Contract of Sales & an offer letter containing the building design
(a) Deed of Assignment & Survey Plan after Physical Allocation is done.
- Q11. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE ?**
A Yes, The Peridot Estate series Comes with Prototype designs from which you can select which designs to build from
B 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 Federal Capital Territory (FCT) afterwards.
- Q12. CAN PWAN MAX BUILD FOR ME?**
A Yes, our team of experienced professional building team can build from scratch to finish. Benefits: peace of mind, high quality building, cost effectiveness
- Q13. 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 (Considering Transfer Documentation) shall be paid to the company by the buyer.
- Q14. 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.
- Q15. 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 our 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 _____