



☐ REAL ESTATE & PROPERTY DEVELOPMENT☐ CONSULTANCY☐ LAND SURVEY☐ LOGISTICS

## THE PERIDOT, OKPANAM, ASABA

SUBSCRIPTION FROM

AFFIX A PASSPORT PHOTOGRAPH

## **SECTION 1: SUBSCRIBER'S DETAILS**

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PWAN MAX PROPERTY & BUSINESS SOLUTIONS LTD-ASABA





## THE PERIDOT, OKPANAM ASABA FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS OF PURCHASE

	WHERE IS THE PERIDOT, OKPANAM ASABA? THE PERIDOT, OKPANAM ASABA is an undeveloped parcel of land located at OKPANAM, ASABA LOCATED IN ASABA/BENIN EXPRESS WAY, BEHIND WICH-TECH ROOFING COMPANY OKPANAM, ASABA, DELTA STATE.
<b>Q2</b> . A	WHO ARE THE OWNERS/DEVELOPERS OF THE PERIDOT, OKPANAM ASABA?  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.
<b>Q3.</b> A	WHAT TYPE OF TITLE DOES THE PERIDOT, OKPANAM ASABA HAVE ON THE LAND? C OF O
<b>Q4.</b> A	ARE THERE ANY ENCUMBRANCES ON THE LAND?  The land is free from every known government interest or adverse claims.
<b>Q5.</b> A B C	WHAT IS THE PAYMENT STRUCTURE?  Outright payment of N5,400,000 only per 500 sqm  12 Months Instalment Payment is available and can be arranged.  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 e ocaaation of the tract/ OR a aact default charge of 10% of the month payment.
<b>Q6.</b> A	WHAT IS THE SIZE OF THE PLOT? 500 SQM
<b>Q7.</b> A	IS THE ROAD TO THE ESTATE MOTORABLE? 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?  All peridot estates have an all inclusive price; there are no extra charges.
<b>Q9.</b> A	WHAT DO I GET AFTER THE INITIAL PAYMENT DEPOSIT? Starters pack comprising a leter of acknowledgmennt of subscription, eceipts of pyment.
<b>Q10</b> A	WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?  Completion ayment Receipt, Contract of Sales & an offfer leer containing the building design  (a) Deed of Assignment & Survey Plan afer Physical Allocaation is done.
<b>Q11</b> . A	WHEN MUST I START CONSTRUCTION OR BUILDING ON THE LAND ? You must start building on the land afer 90 days of purchase
<b>Q12.</b> A. B	IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?  Yes, The Peridot Estate series Comes with Prototype designs from which you can select which designs to build from  Yes. The estate layout is in sections and ou are limited tto build houses on each section based on desig ted use or plan for thahat section (Commercial or Residential) i.e Bun alow, 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) aferwards.
<b>Q13</b> . A.	CAN PWAN MAX BUILD FOR ME?  Yes, our team of experienced professional building team can build from scratch to finish. Benefits: peace of mind, high quality building, cost efffecteness
<b>Q15.</b> A B	CAN I RE-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 company with details of the buyer.  A Charge of 10% of the land consideration (Co ering Transfer Documentaationee) shall be paid o the ompany by the buyer.
<b>Q16.</b> A	CAN I PAY CASH TO YOUR AGENT?  We strongly advise that cash payments should ONLY be made to PWAN Max Property and Business Solutions tits designated Banks.  Otherwise, cheque(s) should be issued in favor of PWAN Max Property and Business Solutions. e shall not accept any responsibility for any liability that may arise as a result of a deviation om the abo e insssstruction.
<b>Q17.</b> A	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 Compan Ninety (90) days' notice o pocess our refund request and a further Sixty (60) days if the process isn't ecompleed aer the first 90 days. The refund shall be processed and paid less 40% (Administrati e Fee and Others).
	eby confirm that I have seen the land and ready to go on with the transaction. REFORE, THE INFORMATION PROVIDED, TERMS &CONDITIONS HEREWITH IS ACCEPTABLE AND CONSENTED BY ME, LACKNOWLEDGE

RECEIVING A COPY OF IT.

SUBSCRIBER'S NAME \_\_\_\_\_\_\_

SIGNATURE\_\_\_\_\_\_ DATE \_\_\_\_\_\_\_