

MAX GARDENS ORLU, IMO STATE FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS MAX GARDENS ORLU ?

A MAX GARDENS ORLU is an undeveloped parcel of land located at OKWUABALA COMMUNITY , ORLU TOWN , IMO STATE.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF MAX GARDENS ORLU ?

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

Q3. WHAT TYPE OF TITLE DOES MAX GARDENS ORLU , HAVE ON THE LAND?

A Registered Survey & Deed Of Assignment .

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND ?

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

Q5. WHAT IS THE PAYMENT STRUCTURE ?

A Outright payment of N4,000,000 only per 464sqm Payable within 3 months

B 6 Months & 12 months Instalments payment can be negotiated.

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 464 sqm and 928 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 : N350,000 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 (b) 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 Imo 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 _____