

## MAX HEIGHTS PHASE 1 CALABAR FREQUENTLY ASKED QUESTION/ TERMS AND CONDITIONS OF PURCHASE

### Q1. WHERE IS MAX HEIGHTS PHASE 1, CALABAR?

A MAX HEIGHTS PHASE 1, CALABAR is an undeveloped parcel of land located along Akim Akim, O ffCalabar-Ikom Highway, Ayuk-Aba Village, Odukpani L.G.A, Cross river State.

### Q2. WHO ARE THE OWNERS/ DEVELOPERS OF MAX HEIGHTS PHASE 1, CALABAR?

PWAN MAX, a leading Real Estate Company with offices in Lekki, Lagos State, Uyo, Akwa-Ibom State, Portharcourt, Rivers State, Asaba, Delta, Calabar, Cross river state

### Q3. WHAT TYPE OF TITLE DOES MAX HEIGHTS PHASE 1, CALABAR HAVE ON THE LAND?

Registered Survey and Deed of Assignment

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

The land is free from any known Government acquisition or interest or adverse claims.

### Q5. WHAT IS THE PAYMENT STRUCTURE?

Outright payment of N2,400,000 only for 464sqm & N3,840,000 only for 928sqm.

6 months to 12 installments can be negotiated.

N.B: Non-Payment of monthly instalments as at when due shall be treated as a fundamental breach of 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?

464 sqm (50 BY 100ft) and 928 sqm (100 by 100ft).

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

Yes. The road is motorable and maintained by PWAN.

### Q8. WHAT OTHER PAYMENT DO I MAKE APART FROM THE PAYMENT OF 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. Developmental Fee: N750,000 only per plot (Subject to review) Developmental fee covers the following (1) Drainage construction (2) Electrification (3) Creation of Good road network (4) Landscaping and beautification (5) Special amenities.
- 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?

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

### Q10. WHAT DO I GET AFTER INITIAL PAYMENT DEPOSITE?

Starters pack comprising of a letter of acknowledgement of subscription, receipt of payment.

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

Completion Payment Receipt, Contract of Sale and Allocation Notification Letter (a) Deed of Assignment & Survey plan after Physical Allocation is done.

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

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

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

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, Blocks of Flats, Detached houses (duplex). Note, "Face-me-I-Face-you" (Tenement Building) High rise houses will not be approved by the company and with Cross River State Government afterwards.

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

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

### Q15. CAN I PAY CASH TO YOUR AGENT?

We strongly advice that cash payment 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 Properties and Business Solutions. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the whole instruction.

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

You can apply for a refund only if you have not been allocated your plot(s). In the event of the 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 than 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 \_\_\_\_\_