



**THE PERIDOT, OWERRI, IMO STATE  
FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS OF PURCHASE**

- Q1. WHERE IS THE PERIDOT, OWERRI, IMO STATE?**  
A THE PERIDOT, OWERRI, IMO STATE is an undeveloped parcel of land located at UMUAGWO ALONG OWERRI-PORT, IMO STATE.
- Q2. WHO ARE THE OWNERS/DEVELOPERS OF THE PERIDOT, OWERRI, IMO STATE?**  
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.
- WHAT TYPE OF TITLE DOES THE PERIDOT, OWERRI, IMO STATE HAVE ON THE LAND?**  
A REGISTERED SURVEY & DEED OF ASSIGNMENT
- ARE THERE ANY ENCUMBRANCES ON THE LAND ?**  
The land is free from every known government interest or adverse claims.
- Q5. WHAT IS THE PAYMENT STRUCTURE?**  
A Outright payment of N3,000,000 only per 500 sqm  
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 e ocaation of the tract/ OR a aact default charge of 10% of the month payment.
- Q6 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 : N2,000,000 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.
- Q7. WHAT IS THE SIZE OF THE PLOT ?**  
A 500 SQM
- Q8. IS THE ROAD TO THE ESTATE MOTORABLE?**  
A Yes. The road to the estate is motorable and is maintained by PWAN.
- Q9. 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.
- Q10 WHAT DO I GET AFTER THE INITIAL PAYMENT DEPOSIT ?**  
A Starters pack comprising a letter of acknowledgment of subscription, receipts of payment.
- Q11 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.
- Q12. 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.
- Q13. 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
- 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) 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.
- Q17. 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 \_\_\_\_\_