

# MAX GARDENS CITY UYO

## SUBSCRIPTION FORM

AFFIX  
A PASSPORT  
PHOTOGRAPH

### SECTION 1: SUBSCRIBER'S DETAILS

Please complete all fields in block letters. Fields marked with asterisks (\*) are mandatory. Tick boxes where appropriate.

**NAME\***   
 Mr.  Mrs.  Miss  Others  Surname  Other Names

**NAME OF SPOUSE\***   
 (If Applicable) Surname  Other Names

**ADDRESS\***

**DATE OF BIRTH\***       **GENDER\*** MALE  FEMALE

**MARITAL STATUS\***  **NATIONALITY\***

**OCCUPATION**  **EMPLOYER'S NAME**

**NATURE OF BUSINESS**  **YEARS OF EMPLOYMENT/BUSINESS**

**COUNTRY OF RESIDENCE**  **LANGUAGE SPOKEN**

**EMAIL ADDRESS\***

**OTHER SOURCE OF INCOME (IF ANY)**  **MOBILE NUMBER\***

IDENTIFICATION CARD TYPE:  NATIONAL ID CARD  DRIVER'S LICENCE  INTERNATIONAL PASSPORT  NIN

ARE YOU A POLITICALLY EXPOSED PERSON?  YES  NO If YES, what category?

### SECTION 2: NEXT OF KIN

**NAME**  **ADDRESS**

**PHONE NUMBER**

**EMAIL ADDRESS**

### SECTION 3: SUBSCRIBER'S DECLARATION

I.....hereby affirm that all information provided as a requirement for the purchase of the land in Max Gardens City at Ekpene Ukim in Uruan LGA along the Airport road, 5 minutes drive to Obong Victor Atah Int'l Airport, in the City of Uyo, Akwa Ibom State is true and any false or inaccurate information given by me may result in the decline of my application.

\*TYPE OF PLOT:  Residential  Commercial plot (attracts 10%) Number of plots  PLOT SIZE:  464 SQM  928 SQM  
 PAYMENT PLAN:  3 Months  12 Months  Corner piece plot(s) attracts 10% of land cost

**SIGNATURE OF SUBSCRIBER\*** \_\_\_\_\_

**NAME\*** \_\_\_\_\_

**DATE\*** \_\_\_\_\_

### FOR REFERRAL DETAILS

**NAME\***

**DATE\***

**PHONE NO**

**EMAIL**

ADDRESS: CITY VIEW PLAZA, 3RD FLOOR, LEFT WING 26A ABA ROAD OPPOSITE INTERNATIONAL MARKET RUMUOMASI, PORT HARCOURT, RIVERS STATE

EMAIL: info@pwanmax.com WEBSITE: www.pwanmax.com

## MAX GARDENS CITY UYO

### FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS OF PURCHASE

**Q1. WHERE IS MAX GARDENS CITY UYO?**

A **MAX GARDENS CITY UYO** is an undeveloped parcel of land situated at Ekpene Ukim in Uruan LGA along the Airport road, 5 mins drive to Obong Victor Atah Int'l Airport, in the city of Uyo, Akwa Ibom State.

**Q2. WHY SHOULD I BUY MAX GARDENS CITY UYO?**

A **MAX GARDENS CITY UYO** enjoys proximity to major commercial investment landmarks guaranteeing hyper return on investment

**Q3 WHO ARE THE OWNERS/DEVELOPERS OF MAX GARDENS CITY UYO?**

A PWAN MAX PROPERTY AND BUSINESS SOLUTIONS LTD , a Leading Real Estate Company with offices in over 28 states inclusive of Abuja-FCT and in the 6 geo-political region of the federation. Some of the states are Lagos, Enugu State, Owerri Imo State, Awka Anambra State, Uyo, Akwa-Ibom State, Port Harcourt, Rivers State, Asaba, Delta State

**Q4. WHAT TYPE OF TITLE DOES MAX GARDENS CITY UYO HAVE ON THE LAND?**

A Registered Survey and Deed of Assignment

**Q5. ARE THERE ANY ENCUMBRANCES ON THE LAND?**

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

**Q6. WHAT IS THE PAYMENT STRUCTURE?**

A Outright payment (0-3months) of N3,000,000 only per 464sqm & N5,400,000 per 928sqm

N.B- The Company reserves the right to repudiate, void or defer/transfer processing of transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment valid dates subscription if date on subscription is earlier than the date of payment.

B 12 Months Instalment Payment can be arranged and attracts additional charges of 10%.

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. The Company shall reserve the right to review number of plots purchased in the event of payment default after the company having sent at least 2 consecutive notices subscriber on payment default.

**Q7. WHAT IS THE SIZE OF THE PLOT?**

A 464 SQM & 928 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 ?**

A Deed of Assignment : N100,000 only per plot (Subject to review upwards)

B Registered Survey Fee : N50,000 only per plot ( Survey Plan with Company's name attracts extra charges) (Subject to review upwards)

C Plot Demarcation fee: N50,000 only per plot (Subject to review upwards)

D Development Fee : N1,000,000 only per plot (Subject to review upwards) Development fee Covers the following; Community, and Youth Fee

E Infrastructure Fee: (To be determined later) covers the following (1) Drainage construction (2) Electrification (3) eeeation oodoad network (4) Special amenities.

N.B- Development fee unpaid within 12 months of allocation will attract 2.5% monthly appreciation value.

**Q10. WHEN DO I MAKE THE OTHER PAYMENTS?**

A (i) Deed of Assignment, Provisional Survey Fee and Corner Plot Demarcation payment can be made immediately before physical allocation. (ii) Development Fee can be made either outrightly or after physical allocation of plot. Installment payment of Development Fee will attract surcharges.

**Q11. WHAT DO I GET AFTER THE INITIAL PAYMENT DEPOSIT?**

A Starters pack comprising a letter of acknowledgement of subscription, receipts of payment.

**Q12. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?**

A Completion payment Receipt, Contract of Sales & Allocation Notification (a) Deed of Assignment & Survey Per Physical Allocation is done. Allocation document would be issued within three(3) months after payment and physical allocation exercise is carried out upon confirmation of 50% payment of development fees. The Company reserves the right to allocate subscribers to a new and nearby scheme or phase of estate

**Q13. CAN I START CONSTRUCTION OR BUILDING ON THE LAND IMMEDIATELY?**

A You can start building on the land after physical allocation provided development fee has been paid. Fencing & Gatehouse would be constructed within the first year of introducing the estate, while other infrastructure will commence from the second year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscriber and payment of development fee.

**Q14 IS THERE A TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?**

A Yes. There must be evidence of active possession on your land within six months of physical allocation i.e fencing of plot(s). Where an allocated plot is not fenced within the stipulated timeframe, the company reserves the right to reallocate subscriber to another part of the estate.

**B WHAT IS YOUR PROPOSED TIMELINE TO COMMENCE BUILDING/DEVELOPMENT OF YOUR PLOT(S)?**

..... 6 MONTHS .....1 YEAR .....2 YEARS .....3 YEARS

**Q15. 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 expected to build in conformity with the required setback, building control and designated plan for that section (commercial or residential) i.e., bungalow, block of flats or detached houses (duplex). Note: "Face-me-I-Face-you" (tenement building) and high-rise houses will not be approved by the company and the Lagos State Government.

**Q16. CAN I RE-SELL MY PLOT/PROPERTY?**

A Yes. Subscribers who have paid for their land in full can re-sell their plot(s). In that event, PWAN Max Property and Business Solutions Ltd would require the seller to furnish the company with details of the new buyer. PWAN Max does not sell on behalf of subscribers.

B A charge of 10% of the land consideration (covering transfer documentation fee) shall be paid to the company by the buyer.

**Q17. CAN I PAY CASH TO YOUR AGENT?**

A No, cash payments should ONLY be made to PWAN Max Property and Business Solutions LTD at its designated banks. Otherwise, cheque(s) should be issued in favour of PWAN Max Property and Business Solutions. We shall not take responsibility for any liability that may arise as a result of deviation from the above instruction.

**Q18 WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST 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 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, logistics, agency fee and others).

**SUBSCRIBERS LAND SALES TRANSACTION DETAILS**

**INDIVIDUAL**

Bank Account Number: \_\_\_\_\_ Account name: \_\_\_\_\_ Bank name \_\_\_\_\_

**CORPORATE**

Bank Account Number \_\_\_\_\_ Account Name: \_\_\_\_\_ RC No \_\_\_\_\_

*Kindly note that in any event where the transaction details as provided by the subscriber is no longer functional, or active, the company is entitled to be notified not more than 24hrs of the change*

**Q19. IS PWAN MAX PROPERTY & BUSINESS SOLUTIONS LTD AML/CFT COMPLIANT?**

A. Yes

S/N	Category	Document Required
1.	Individual/Propertary firm Any two of the stated documents	<input type="checkbox"/> International Passport <input type="checkbox"/> Voter ID Card <input type="checkbox"/> Driving License <input type="checkbox"/> 2 Photographs of Individual/Sole Proprietor <input type="checkbox"/> Certificate of Registration
2.	Company	<input type="checkbox"/> Copy of Certificate of Incorporation <input type="checkbox"/> Copy of Memorandum of Association <input type="checkbox"/> Copy of Articles of Association <input type="checkbox"/> Valid Means of Identification
3.	Foundation	<input type="checkbox"/> Certificate of Registration <input type="checkbox"/> 2 Photographs each of Trustees <input type="checkbox"/> Valid means of identification of trustees (International Passport/Voter ID Card/Driver's License)
4.	Partnership Firm	<input type="checkbox"/> Certificate of Registration <input type="checkbox"/> Partnership deed <input type="checkbox"/> Valid means of identification of trustees (International Passport/Voter ID Card/Driver's License) <input type="checkbox"/> 2 Photographs each of Partners
5.	Salary Range	<input type="checkbox"/> 0-N500,000 <input type="checkbox"/> N600,000-N1,000,000 <input type="checkbox"/> N1,100,000-N5,000,000 <input type="checkbox"/> Over N5,000,000

I hereby confirm that I have seen the land and wish to go on with the transaction.

THEREFORE, THE INFORMATION, TERMS & CONDITIONS PROVIDED HERewith ARE ACCEPTABLE AND CONSENTED TO BY ME. I ACKNOWLEDGE THE RECEIPT OF THE SUBSCRIPTION FORM/FAQ. COPY

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

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

\*If subscriber is a company or business name, two directors or the proprietor respectively must sign the subscription form and attach Form CO7 & certificate of incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a business name, the purchaser is the proprietor trading in the name & style of the business name e.g- Mr. PWAN MAX (trading in the name & style of XYZ).