



## SALVATION GARDENS, ASABA

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

#### Q1. WHERE IS SALVATION GARDENS ASABA LOCATED?

A Salvaton Gardens Asaba is a prime piece of land situated at Achala Ibusa behind Je ff(Bovans) Filling Staton,Asaba, Delta State . Applicants or their representativ s are advised to inspect the site as the company shall not be held liable for claims/issues arising from client's failure to inspect the said property before purchase. Free inspectons hold Mondays to Saturdays, from 10 a.m., and Sundays on special arrangement.

#### Q2. WHY SHOULD I BUY SALVATION GARDENS ASABA ?

A Salvaton Gardens enjoys proximity to major commercial investments and landmarks Such As: 3min To Immigration Sevices, 5min To Kokka Junction, 15min Drive To Asaba Airport. guaranteeing high return on Investment.

#### Q3 WHO ARE THE OWNERS/DEVELOPERS OF SALVATION GARDENS ASABA ?

A Salvaton Gardens is owned and developed by PWAN MAX PROPERTY AND BUSINESS SOLUTIONS LTD.

#### Q4. WHAT TYPE OF TITLE DOES SALVATION GARDENS HAVE?

A Survey and Deed of Assignment. The company has the long-term responsibility to ensure/facilitate further perfectionof the eaae's tle subject to subscriber's payment of ttle peeccon fees to be determined and communicated at a future date.

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

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

#### Q6. WHAT IS THE PAYMENT PLAN?

A Outright payment of 1,500,000 only per 464sqm within the first three (3) months; with a minimum deposit of N500, 000 per plot. N.B The Company reserves the right to repudiate, void or defer/transfer processing of transaction th t violatte the initial eposit threshold or payments that are made afer the official announcement of close of sales. Payment validates subscricron even if date on subs cripton form is earlier than the date of payment.

B 12 months instalment payment can be arranged; and atacts addiional charges of 20%.

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 terminaton or revocaaon of the contract; OR atract default charge of 10% of the month ly payment. The company reserves the right to review number of plots purchased in the event of payment default afer the company has sen t two (2) consecutve nnotes to subscriber.

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

A 464SQM

#### Q8. IS THE ROAD TO THE ESTATE MOTORABLE?

A Yes.

#### Q9. WHAT OTHER PAYMENTS DO I MAKE A SIDE THE PAYMENT FOR THE LAND?

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

B Registered Survey Fee: N350, 000 only per plot (Survey Plan with company name atats extra charges, subject to review upwards)

C Plot Demarcaton Fee: N50 , 000 only per plot (subject to review upwards)

D Development Levy: 1,000,000 only per plot (Subjected to review upwards) Developmental fee cover the following (1) Perimeter fencing (2) Gate house (3) Earth Road

ii. Infrastructure Fee: To be deter mined Later (Drainage constructon; electrificacon; good road network, security and special amenities).

N.B- Development fee unpaid within 12 months of allocati n willl at act 2.5% monthly appreciaian value due to rising costs of building materials. Also, where plots are unavailable at the time f subscriiption/ yment, one can be transferred to a new phase.

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

A (i) Deed of Assignment, provisional Survey and Plot Demarcationp yments can be mad e immediately before physical allocation.

(ii) Development fee can be made either outright or on instalments afer physical allocaatn of plot. However, installment pa yment will atact surcharge.

#### Q11. WHAT DO I GET AFTER THE INITIAL DEPOSIT AND FOR FURTHER INSTALMENT(S)?

A A leter of acknowledgement of subscripton , receipt of payment, and/or provisional allocatoon leer for initial deposit; and i talment payment receipts for further instalments. There are regular estate updates for customers to follow the company on its social media handles.

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

A (a) Completon Payment Receipt, Allocation Notfi acon Ln er , Contract of Sales and Plot AllocationDocume t (b) Deed of Assignment & Survey Plan afer physical allocaton is done. Allocationdocume t would be issued within three (3) monnthts aer payment and physical allocation xercise is carried out . However, this is subject to confirmation of 50% p yment of development fees. The company reserves the right to allocate subscribers to a new and nearby scheme/phase of the estate.

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

A You can start building on the land afer physical allocaton 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, satsfactory 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).