

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. o m e n t i o n e w o f t h e a t e s a r e L a g o s , E n u g u S t a t e , O w e r r i I m o S t a t e , A w k a A n a m b r a S t a t e , U y o , A k w a - I b o m S t a t e , P o r t H a r c o u r t , R i v e r s S t a t e , A s a b a , D e l t a S t a t e

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 i n t e r e s t s a n d / o r a d v e r s e c l a i m s .

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 th t violatte the initial deposit t eshold or payments that are made afer the official announcement of close of sales. Payment validatdates subscription if d t date on subscriptorm is earlier than the date of payment.

B 12 Months Instalment Payment can be arranged and attracts additional ch ges 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 ontract/ OR aatact 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 afer the company having sent at least 2 cconsecuti ve noticeo subscriber on yment 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 atacts 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)eeaa tion oodoad ne ork (4) Special amenities.

N.B- Development fee unpaid within 12 months of allocation will atact 2.5% monthly appreciaatio alue.

Q10. WHEN DO I MAKE THE OTHER PAYMENTS?

A (i) Deed of Assignment, Provisional Survey Fee and Corner Plot Demarcation p yment can be made immediately before physical allocaation. (ii) Development Fee can be made either outrightly or afer physical allocaation of plot. I tallment payment of Development Fee will aact surcharges.

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

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

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

A Completion ayment Receipt, Contract of Sales & Allocaation Not aficaatio er (a) Deed of Assignment & Surve Survey Per Physical Alloca Allocation is done. Allocation docume t would be issued within three(3) monnths aer payment and physical allocacati xercise is carried out upon confirmairmaation 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 MONTHS1 YEAR2 YEARS3 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 Akwa ibom 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 assport <input type="checkbox"/> Voter ID Card <input type="checkbox"/> Driving License <input type="checkbox"/> 2 Photographs of Individual/Sole Proprietor <input type="checkbox"/> Certif ate of Registraration
2.	Company	<input type="checkbox"/> Copy of Certif ate of Incorporation <input type="checkbox"/> Copy of Memorandum of Association <input type="checkbox"/> Copy of Articles of Associ ation <input type="checkbox"/> Valid Means of Identif acation
3.	Foundation	<input type="checkbox"/> Certif ate of Registraration <input type="checkbox"/> 2 Photographs each of Trustees <input type="checkbox"/> Valid means of identif acation of t tees (Internarnationassport/Voter ID Card/Driver's License)
4.	Partnership Firm	<input type="checkbox"/> Certif ate of Registraration <input type="checkbox"/> Partnership deed <input type="checkbox"/> Valid means of identif acation of t tees (Internarnationassport/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).