

ROYAL VILLAS AWKA

AFFIX A PASSPORT PHOTOGRAPH

SUBSCRIPTION FORM

SECTION 1: SUBSCRIBER'S DETAILS

Please complete all fields in block letter:	s. Fields marked with asterisks (*	*) are mandator\	Tick boxes where	appropriate
riedde cerripiete dir rielde irr breck retter	or ricido marked with deteriore (, are manager,	. HOR DONCO WHICH	appropriate

NAME				
Mr. Mrs. Miss. NAME				
Mr. Mrs. Miss.				
ADDRESS				
DATE OF BIRTH* GENDER*	MALE FEMALE			
MARITAL STATUS* NATIO	NALITY*			
OCCUPATION EMPLOYER	'S NAME			
COUNTRY OF RESIDENCE	LANGUAGE SPOKEN			
EMAIL ADDRESS*				
TELEPHONE NUMBER*	MOBILE NUMBER*			
NAME OF SPOUSE* (If Applicable)				
	ELEPHONE NUMBER*			
NAME OF CHILD 1* (If Applicable)	DATE OF BIRTH*			
NAME OF CHILD 2* (If Applicable)	DATE OF BIRTH*			
NAME OF CHILD 3* (If Applicable)	DATE OF BIRTH*			
SECTION 2: NEXT OF KIN				
NAME				
ADDRESS				
PHONE NUMBEREM	AIL ADDRESS			
SECTION 3: SUBSCRIBER'S DECLARATION				
l	hereby declare that all the information provided on this			
subscription form for the purpose of obtaining properties from ROYAL VILLAS AWKA, ANAMBRA (Umuji Village, Ebenebe Akwa Local Government Area of Anambra State) is true to the best of my knowledge.				
TYPES OF PLOTS Posidential Commercial plot (attracts 10%)	Corner Peice Plot(s) (Attracts 10%) Number of Plots			
TYPES OF PLOTS Residential Confinercial plot (attracts 10%)				
PLOT SIZE 464SQM PAYMENT PLAN OUTRIGHT	6 Months 12 Months			
	6 Months 12 Months			
PLOT SIZE 464SQM PAYMENT PLAN OUTRIGHT NAME OF SUBSCRIBER*	6 Months 12 Months SIGNATURE*			
PLOT SIZE 464SQM PAYMENT PLAN OUTRIGHT NAME OF SUBSCRIBER*				
PLOT SIZE 464SQM PAYMENT PLAN OUTRIGHT NAME OF SUBSCRIBER* DATE*				
PLOT SIZE 464SQM PAYMENT PLAN OUTRIGHT NAME OF SUBSCRIBER* DATE* FOR REFERRAL DETAILS				

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF **PWAN ROYALE INVESTMENT AND DEVELOPMENTS LTD.**



4091376111



ROYAL VILLAS AWKA



Q1. WHERE IS ROYAL VILLAS AWKA?

A. ROYAL VILLAS AWKA is an undeveloped parcel of land situated at Umuji Village, Ebenebe, Awka LGA, Anambra State.

Q2. WHO ARE THE OWNERS / DEVELOPERS OF ROYAL VILLAS AWKA?

A. PWAN ROYALE, a Leading Real Estate Company with offices in Awka, Anambra State & Lekki, Lagos State.

Q3. WHAT TYPE OF TITLE DOES ROYAL VILLAS AWKA HAVE ON THE LAND?

A. Registered Survey & Deed of Assignment

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q5. WHAT IS THE PAYMENT STRUCTURE?

- A. Pre-Launch Price: Outright payment of 47, 500, 000 only per plot for 464sqm (payable within 3 months).
- B. 6 Months payment & 12 Months payment can be arranged.

N.B: - Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract which will 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?

A. 464sam

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes. The road to the estate is motor able.

Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

A. Deed of Assignment: H150, 000 only per plot for 464sqm. (Subject to review)
 B. Survey Fee: H200, 000 only per plot for 464sqm. (Subject to review)
 C. Corner Plot demarcation: H70, 000 only per plot of 464sqm (Subject to review)

Development Fee: To be communicated later. (Development fee covers the following: (1) Drainage construction (2)
 Transformers and Electrification (3) Tarred or Interlocked roads (4) Building of Special amenities (5) Landscaping and beautification of
 the estate etc. (Subject to review)

Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A. (i) Deed of Assignment, Registered Survey Fee and Corner Plot demarcation payment can be made immediately.

(ii) Development Fee can be made after physical allocation.

Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

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

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

A. Completion Payment Receipt, Contract of Sales & Allocation Notification Letter (a) Deed of Assignment & Survey Plan after Physical Allocation is done.

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

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

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

A. Yes. The estate layout is in section, and you are limited to build houses on each section based on designated use or plan for that section (Commercial or Residential) i.e., Block of Flats, detached houses (duplex). Note "Face-me-I –Face – you" (Tenement Building) and Highrise houses will not be permitted. All building design must conform to the required set back of building control of the estate and such design would be approved by the company and with Anambra State Government afterwards.

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

- A. Yes. Subscribers who have paid up on their land can re-sell their plot(s). PWAN Royale would require the seller to furnish the company with details of the buyer
- B. 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?

A. We strongly advise that cash payments should ONLY be made to PWAN Royale Investment and Developments LTD at its designated Banks. Otherwise, cheque(s) should be issued in favor of PWAN Royale Investment and Developments LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q16. 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 your refund request and a further Sixty (60) days if the process is not completed after the first 90 days. The refund shall be processed and paid less 40% (Administrative Fee and Others).

Q17. IS THERE ANY 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 the subscriber to another area of the estate.

1 1		1 10 410		4	with the transaction.
I nerent	<i>l</i> confirmed that	I nave seen the	iano ano rea	nv to go on	with the transaction.

THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH IS ACCEPTABLE AND CONSENTED BY ME,

I ACKNOWLEDGE	RECEIVING A	COPY	OF IT
IACKINOVILLOGE	VECFIAIIAG &	COFI	OF II

SUBSCRIBER'S NAME	
SIGNATURE	DATE