

EXCEL COURTS KETU

SUBSCRIPTION FORM

SECTION 1 : SUBSCRIBER'S DETAILS

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

AFFIX
A PASSPORT
PHOTOGRAPH

NAME																					
Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Miss. <input type="checkbox"/>																					
NAME																					
Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Miss. <input type="checkbox"/>																					
ADDRESS																					
DATE OF BIRTH*		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>																
GENDER*		MALE		<input type="checkbox"/>	FEMALE		<input type="checkbox"/>														
MARITAL STATUS*						NATIONALITY*															
OCCUPATION						EMPLOYER'S NAME															
COUNTRY OF RESIDENCE						LANGUAGE SPOKEN															
EMAIL ADDRESS*																					
TELEPHONE NUMBER*												MOBILE NUMBER*									
NAME OF SPOUSE*																					
(If Applicable)																					
SPOUSE DATE OF BIRTH*		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	TELEPHONE NUMBER*															
		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>																
NAME OF CHILD 1*												DATE OF BIRTH*									
(If Applicable)																					
NAME OF CHILD 2*												DATE OF BIRTH*									
(If Applicable)																					
NAME OF CHILD 3*												DATE OF BIRTH*									
(If Applicable)																					

SECTION 2 : NEXT OF KIN

NAME																				
ADDRESS																				
PHONE NUMBER											EMAIL ADDRESS									

SECTION 3 : SUBSCRIBER'S DECLARATION

I _____ hereby declare that all the information provided on this subscription form for the purpose of obtaining properties from EXCEL COURTS KETU (at Owode in Agboi Ketu Local Government Area, Ikeja Division, Lagos State) is true to the best of my knowledge.

TYPES OF PLOTS	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial plot (attracts 10%)	<input type="checkbox"/> Corner piece plot (attracts 10% of land cost)
PLOT SIZE	<input type="checkbox"/> 300SQM	<input type="checkbox"/> 450SQM	<input type="checkbox"/> 600SQM
PAYMENT PLAN	<input type="checkbox"/> OUTRIGHT	<input type="checkbox"/> 12 Months	Number of Plots <input type="text"/>
NAME OF SUBSCRIBER* _____			
DATE* _____		SIGNATURE* _____	

FOR REFERRAL DETAILS

NAME*																				
DATE	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	PHONE NO															
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>																
EMAIL																				

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

📍 **OFFICE ADDRESS:** 36B FREEDOM WAY, LEKKI PHASE 1, BY VFS GLOBAL,
DIRECTLY OPPOSITE DELTA AFRIQUE ATLANTA, LAGOS STATE.



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EXCEL COURTS KETU

FAQ / TERMS AND CONDITIONS

Q1. WHERE IS EXCEL COURTS KETU?

A. EXCEL COURTS KETU is located at Owode in Agboi Ketu Local Government Area, Ikeja Division

Q2. WHO ARE THE OWNERS / DEVELOPERS OF EXCEL COURTS KETU?

A. PWAN ROYALE, a Leading Real Estate Company with offices in Lekki, Ikorodu, Lagos State & Port Harcourt, Rivers State.

Q3. WHAT TYPE OF TITLE DOES EXCEL COURTS KETU HAVE ON THE LAND?

A. Lagos State Deed of Conveyance & Registered Survey

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. Outright payment of ₦15, 200,000 only per plot for 600sqm, ₦12, 700,000 only per plot for 450sqm, & ₦10, 200,000 only per plot for 300sqm (payable within 1-3 Months)
- B. Installment payment of ₦16, 200,000 only per plot for 600sqm, ₦13, 450,000 only per plot for 450sqm, & ₦10, 700,000 only per plot for 300sqm (payable in 12 Months)
- N.B;** Non-Payment of the monthly installment as at when due shall be treated as a fundamental breach of contract which will result in termination or revocation of the contract/or attract default charge of 10% of the month payment.
- C. Corner Piece Plot Attracts 10% Premium
- D. Commercial Plot Attracts 10% Premium.

Q6. WHAT IS THE SIZE OF THE PLOT?

A. 600sqm, 450sqm, 300sqm.

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: Waived
- B. Survey Fee: Waived
- C. Plot demarcation: Waived
- D. Development Fee: To be communicated at a later date
- E. Corner Piece Plot Attracts 10% Premium
- F. Commercial Plot Attracts 10% Premium.

Q9. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

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

Q10. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- A. Completion Payment Receipt, Contract of Sales & Allocation Notification Letter,
- B. Deed of Assignment & Survey Plan after physical allocation is done

Q11. 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

Q12. 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 limited to build houses on each section based on designated use or plan for that section (commercial or residential) i.e. Blocks of Flats, Detached houses (Duplex). Note: "Face-me-i-face-you" (Tenement Building) and high-rise houses will not be permitted. All building and design must conform to the required set back of building control of the estate and such design will be approved by the company and with Lagos State Government afterwards.

Q13. CAN I RE-SELL MY PLOT/PROPERTY?

- A. Yes. Subscribers who have paid up on their land can re-sell their plot(s). In that event, PWAN ROYALE INVESTMENTS LTD would require the seller to furnish the company with details of the new buyer. PWAN ROYALE does not sell on your behalf.
- B. 10% of the land consideration paid by you will be payable by the new buyer directly or through you for the transfer of Title Documents.

Q14. 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) and bank drafts 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.

Q15. 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 isn't completed after the first 90 days. The refund shall be processed and paid less 40% (Administrative Fee, Agency Fee and Others).

Q16. 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.

I hereby confirmed that I have seen the land and ready 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.

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 C07 & 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 ROYALE (trading in the name & style of EXCEL COURTS KETU)