

# EXCEL VILLAS OGBAKU

## 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.

**NAME**

Mr.  Mrs.  Miss.

**ADDRESS**

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

**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\***       **TELEPHONE NUMBER\***

**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 VILLAS OGBAKU ( Behind Desire Along Ogbaku Ejemekwuru Road, Imo State) is true to the best of my knowledge.

**TYPES OF PLOTS**  Residential  Commercial plot  Corner Peice Plot(s) (Attracts 10%) **Number of Plots**

**PLOT SIZE**  464SQM **PAYMENT PLAN**  OUTRIGHT  6 Months  12 Months

**NAME OF SUBSCRIBER\***

**DATE\***  **SIGNATURE\***

### FOR REFERRAL DETAILS

**NAME\***

**DATE**       **PHONE NO**

**EMAIL**

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



# 4091376111

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

**info@pwanroyale.com**  
**pwanroyale@gmail.com**

**www.pwanroyale.com**

**Q1. WHERE IS EXCEL VILLAS OGBAKU?**

A. EXCEL VILLAS OGBAKU is an undeveloped parcel of land situated Behind Desire Along Ogbaku Ejemekwuru Road, Imo State.

**Q2. WHO ARE THE OWNERS / DEVELOPERS OF REJOICE GARDENS IBEJU-LEKKI?**

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

**Q3. WHAT TYPE OF TITLE DOES REJOICE GARDENS IBEJU-LEKKI HAVE ON THE LAND?**

A. Survey and 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. Outright payment of ₦2, 500, 000 only per plot for 464sqm
- B. 6Months installment payment of ₦3, 000, 000 only per plot for 464sqm
- C. 12Months installment payment of ₦3, 500, 000 only per plot for 464sqm

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. 464sqm (50ft by 100ft)

**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?**

YES. This additional payment covers your legal documentation and development of the estate divided as follows:

- A. Deed of Assignment: ₦150,000 per plot.
- B. Registered Survey Plan: ₦150,000 per plot.
- C. Corner Plot Demarcation: ₦70,000 per plot.
- D. Development fee: The facilities to be provided by the Company includes: Estate perimeter fence and gate house Landscaping Drainage Systems Electricity Water Connection and Works Street Lamp Poles Internal and Exterior Access Roads Interlocked Road Network Recreational Facilities Security. Developmental Fee will be communicated later
- E. Change/Correction of Name attracts an additional charge of N10,000.
- F. Transfer of Ownership attracts 10% charge of cost of land as at time of purchase to be paid by the new purchaser

**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. (a) Completion Payment Receipt, Contract of Sales & Allocation Notification Letter
- (b) 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 TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?**

A. Yes. You are expected to commence development within Six (6) months of your Physical Allocation date.

**Q13. 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 Bungalow, Block of Flats, detached houses (duplex). Note "Face-me-I –Face – you" (Tenement Building) and high-rise 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 Imo 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 isn't completed after the first 90 days. The refund shall be processed and paid less 40% (Administrative Fee and Others).

**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.....