PWAN ROYALE

ROYAL FARM ESTATE PRE-LAUNCH

SUBSCRIPTION FORM

AFFIX A PASSPORT PHOTOGRAPH

TYPES OF PLOTS ☐ Residential ☐ Commercial plot (attracts 10%) ☐ Corner Peice Plot(s) (Attracts 10%)

Number of Plots ☐ **PLOT SIZE** ☐ 500SQM **PAYMENT PLAN** ☐ OUTRIGHT

Please ensure that all details in this form are accurately filled and names are correctly spelled. Any corrections required on issued documents due to errors in form completion will incur a correction fee of NGN10,000

SECTION 1 : SUBSCRIBER'S DETAILS

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 ROYAL FARM ESTATE (Epe, Lagos State. Nigeria) is true to the best of my Knowledge.

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.

ZENITH **1014841940** | POLARIS BANK **1771772496**

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

ROYAL FARM ESTATE PRE-LAUNCH FAQ / TERMS AND CONDITIONS

INTRODUCTION

PWAN ROYALE Investment and Development Company Limited is fully incorporated under the co-operative affairs commission with RC NUMBER:1310955. We exist to make land ownership dream a reality for all.

1. **ROYAL FARM ESTATE**

WURA GARDENS ESTATE is an Undeveloped parcel of land situated at Epe Local Government Area, Lagos State

2. **WHO ARE THE OWNERS / DEVELOPERS OF ROYAL FARM ESTATE?**

PWAN ROYALE, a Leading Real Estate Company with offices in Lekki, Lagos, Asaba Delta, Uyo Akwa Ibom, Port Harcourt, River State.

3. **PROPERTY INSPECTION**

Clients or their representatives are advised to inspect the site, after confirmation of appointment made at PWAN ROYALE OFFFICE or with the designated sales representatives. Free inspection holds from Monday to Saturdays. Take off time is 10am.

N/B: The company shall not be held responsible for claims /issues arising from client's inability/failure to inspect the said property before purchase.

4. **ESTATE LANDMARKS**

ROYAL FARM ESTATE enjoys proximity with notable government presence and commercial investment like the Epe Resort and Spa, Saint Augustine University and Yaba College of Education. This notable landmark guarantees a high return on investment.

5. **PROPERTY TITLE**

The land is free from every known government acquisition, interest and adverse claims and has a land title of deed of assignment and survey.

6. **PRICES AND PAYMENT STRUCTURE**

(a) The subscriber can pay the purchase price either in outright or in installment as outlined in the schedule below (subject to review)

LAND SIZES	3 MONTHS PAYMENT (OUTRIGHT)
500 SQM	PRE-LAUNCH PRICE: 2,000,000
	ACTUAL PRICE: 3,000,000
	Initial payment: 500,000
	Instalment: 500,000 Monthly for next 3 months ***N/B: Pre-launch discount applies for One Month Only.***

N.B :- The company reserves the right to repudiate or defer processing transactions that violates the initial deposit threshold or payment that are made after the official announcement of close of sales. Payments validates subscription even if date on the subscription form is earlier than date of payment.

(b) A subscriber's non-payment of the monthly instalment as at when due and non-compliance with the payment structure shall result in the following below:

(i) Attract a default charge of 5% of the monthly payment

(ii) Termination or revocation of the contract and the clause on refund will apply

Note: The company reserves the right to review the number of plots purchased or moves subscription to another scheme or phase of the estate in the event of payment default

7. **ALLOCATION TIMELINE**

Physical allocation will be done three (3) months after completion of payment in order of subscription. However, clients who complete payment during the rainy season will have to wait for the dry season to be allocated.

Note: priority shall be given to subscribers who undertakes the one-off plan over the installment payment plan

8. **DISCOVERY OF ENCUMBRANCE(S) IF ANY AFTER FULL PAYMENT**

When there is an encumbrance on the land after a purchase transaction by the subscriber, Pwan royale shall:

a. Reallocate Plot(s) of land correspondent to the value of the original purchase made by the client.

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

A. Development Fee: To be communicated later. (subject to market force)

B. Public Utility Fee: To be communicated later (subject to market force)

Facilities provided for are: (Road construction, Drainage, Transformers & Electrical Distribution, Green Areas and Lawns)

OTHERS

a. Deed of Assignment: ₦100,000 per plot
b. Land survey: ₦150,000 per plot
c. Plot demarcation fee: ₦70,000 per plot
d. Other Fees: These are fees that may be necessary for the continued perfection of the root of titles

10. DOCUMENTATION

The following documents will be issued

i. Upon payment of initial deposit, you get a letter of acknowledgement of subscription, receipt of payment for initial deposit will be issued and receipt of further payment also.

ii. Contract of sales, payment receipts, payment notification letter will be issued upon final payment of the total sum.

iii. Deed of assignment & survey plan within three (3) months of payment provided that the physical allocation has been done.

N/B: in accordance with relevant laws, your Deed of Assignment CANNOT be executed on your behalf except upon a written request sent via email authorizing a representative to sign on their behalf.

11. CAN I START FARMING ON THE LAND NOW?

A. subscribers can start farming (and other related activities) on the land after Physical Allocation provided that the relevant fees in recital (9) above have been paid.

12. IS THERE ANY RESTRICTION REGARDING THE TYPE OF FARMING I CAN CARRY OUT IN THE ESTATE?

A. Yes. Any activity that makes it impossible for neighbor's to enjoy usage of their property will not be allowed. Before any activity is carried out in the estate, subscriber is required to notify the estate of purpose and activity thereof

13. RESALE/TRANSFER OF PLOT

Subscribers who have completed payment for their respective plot(s) can re-sell. However, PWAN Royale must be duly notified for proper regularization and:

A. A Charge of 10% of the land consideration (Covering Transfer Documentation Fee shall be paid to the Company by the buyer

B. The subscriber shall bear the cost of procuring new surveys and title deed and any other document as may be required for such transfer.

Note: PWAN Royale do not bear the responsibility of reselling for subscribers who have paid for their respective plot and desire resale of same.

14. PAYMENT

All payment should be made to PWAN ROYAL INVESTMENT AND DEVELOPMENT COMPANY LTD in its designated bank accounts. Cheque(s)/bank drafts should be issued in favor of PWAN ROYALE INVESTMENT AND DEVELOPMENT COMPANY LTD. We shall not accept any responsibility for any liability that may arise because of a deviation from the above instruction.

15. REFUND POLICY

A refund shall be made if

i. The subscriber continuously defaults or fails to complete the purchase sum at the end of the payment plan.

ii. The subscriber decides to discontinue his /her subscription written notice shall be communicated to the office via Email notice.

iii. Where the subscriber violated the terms and condition of the subscription.

iv. The subscriber is required to give the company a minimum of one hundred and twenty (120) days written /email notice to process your refund request and a further sixty (60) days if the process is not completed in the first 120 days.

v. The subscriber can no longer request for refund after physical allocation of plot(s) is completed.

vi. All instances requiring refund is subject to 40% less (administrative, logistics & agency fee)

16. DISPUTE RESOLUTION

Any dispute arising out of or related to this agreement, including any amendments shall first be referred to and settled by a single arbitrator mutually agreed upon by the parties. However, where the parties cannot agree upon on an arbitrator, a single arbitrator shall be appointed in accordance with the legislation governing arbitration in Nigeria

17. 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 plots(s). Where an allocated plot is not fenced within the stipulated time frame, the company reserves the right to reallocate the subscriber to another area of the estate

NOTE: PWAN ROYALE shall not be held liable for any acts of misinterpretation or illegal execution/signing of this subscription form by an independent realtor.

Kindly ensure that you thoroughly go through the contents of this subscription from before filling and subscribing. Where you cannot sign on the document, but you would like to subscribe, please send a letter to the office with your signature, date and phone number authorizing the independent realtor or anyone of you choosing to sign the subscription form on your behalf.

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'SNAME

……

SIGNATURE …… **DATE……**