

TYPE OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 25%) CORNER PIECE PLOT(S) (ATTRACTS 10%)
PAYMENT: OUTRIGHT INSTALLMENT 3 MONTHS 6 MONTHS 9 MONTHS
NUMBER OF PLOTS: **PLOT SIZE:** 300SQM 500SQM

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling this form will attract correction fees.

AFFIX
A PASSPORT
PHOTOGRAPH

SECTION 1: SUBSCRIBERS DETAILS

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others _____

NAME:

DATE OF BIRTH: GENDER* MALE FEMALE

ADDRESS
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)

ROAD/STREET

TOWN/CITY/DISTRICT/STATE*

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

MARITAL STATUS* NATIONALITY*

TELEPHONE NUMBER* POSTAL CODE*

MOBILE NUMBER*

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

IDENTITY PROOF NAME

PHONE NUMBER

ADDRESS PROOF*

ADDRESS

EMAIL ADDRESS

SECTION 3: SUBSCRIBER'S DECLARATION

I, _____ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____

NAME* _____

Note* subscriber has to sign before an authorized PWAN ZENITH personnel.

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS



Q1. WHERE IS THE SPADES II ?

THE SPADES II is located in KETU EPE, Lagos state sharing boundaries with Lagos Food Logistics Park, Epe Resort, Proposed International, Airport, Government College Ketu, Craneburg Construction CO. Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN ZENITH office or with the designated sales representative. Free inspections hold Mondays to Saturdays. Take offtime is 10am. NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

Q2. WHY SHOULD I BUY THE SPADES II?

THE SPADES II enjoys proximity to major government presence & commercial investment landmarks like Lagos Food Logistics Park, Epe Resort, Proposed International, Airport, Government College Ketu, Craneburg Construction CO

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF THE SPADES II?

PWAN ZENITH ESTATE DEVELOPMENT AND MARKETING, a member of the PWAN GROUP

Q4. WHAT TYPE OF TITLE DOES THE SPADES II HAVE?

REGISTERED SURVEY AND DEED OF ASSIGNMENT. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

Q5. ARE THERE ANY ENCUMBRANCES ON THE LAND? The land is free from every known government acquisition or interest and adverse claims.

Q6. WHAT PLOT SIZE(S) IS AVAILABLE? 300sqm and 500sqm

Q7. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

A. Outright payment of N2,500,000 for 500SQM

B. 3 to 6 Months Installment Payment can be arranged.

N.B: Non-Payment of the monthly installments as at when due shall be treated as a fundamental breach of the contract which shall result in termination or revocation of the contract/ OR attract default charge of 10% of the month payment.

NB: The Company reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.

C. (i) Corner-piece plot attracts additional 10% of land cost

(ii) Commercial plot attracts additional 25%of land cost

(iii) Corner-piece & Commercial plot attracts additional 35% of land cost.

D. Non-payment of the monthly instalments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result in termination or revocation of the contract and the clause on refund would apply/OR attract default charge of 10% of the month payment or 10% of the total balance upon demand. OR 10% of the outstanding payment for every month of default after payment expiration. The company also reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

Q8. IS THE ROAD TO THE ESTATE MOTORABLE? Yes, the road to the estate is motorable.

Q9. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

A. Deed of Assignment: N150,000 (Subject to review upwards)

B. Registered Survey Fee: N250,000 Survey Plan with Company's name attracts extra charges) (Subject to review upwards)

C. Plot Demarcation Fee: N50,000 (Subject to review upwards)

D. Development Fee: N1,000,000 only per plot (Subject to review upwards) Development fee Covers the following (1) Perimeter fencing (2) Gate house (3) Earth road

E. Infrastructural fee: Infrastructural levy to be determined in the future and the following to be provided by the company subject to the payment of the infrastructural levy (1) Greenery (2) Security (3) Water (4) Street Lighting (5)Recreational facilities (6) Electrification/transformer

Q10. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Physical allocation would be done two (2) months after completion of payment in order of subscription

The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

Note: Priority is given to clients who paid one-off over instalment payment.

Q11. WHEN DO I MAKE THE OTHER PAYMENTS?

(i) Payment are made immediately after payment of land before physical allocation.

(ii) Payment of development fee should be paid over a period of 90days upon request

Q12. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....

