

## SECTION 1: SUBSCRIBER'S DETAILS

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

NAME*																														
<div>Mr.<input type="checkbox"/></div>		<div>Mrs.<input type="checkbox"/></div>		<div>Miss.<input type="checkbox"/></div>		<div>Others<input type="checkbox"/></div>								Surname								Other Names								
NAME OF SPOUSE*																														
(If Applicable)								Surname												Other Names										
ADDRESS*																														
DATE OF BIRTH*												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*														
OTHER SOURCE OF INCOME (IF ANY)*																														
IDENTIFICATION CARD TYPE:								<input type="checkbox"/> NATIONAL ID CARD		<input type="checkbox"/> DRIVER'S LICENSE		<input type="checkbox"/> INTERNATIONAL PASSPORT		<input type="checkbox"/> NIN																
ARE YOU A POLITICALLY EXPOSED PERSON?								YES <input type="checkbox"/>		NO <input type="checkbox"/>		If YES, what category?																		

## SECTION 2: NEXT OF KIN

NAME	<input type="text"/>	ADDRESS	<input type="text"/>
PHONE NUMBER	<input type="text"/>		
EMAIL ADDRESS	<input type="text"/>		

### SECTION 3: SUBSCRIBER'S DECLARATION

I.....hereby affirm that all information provided as a requirement for the purchase of the land in ELPIS GARDEN PHASE 3 Located in Odeomi, Ibeju Lekki, Lagos State, is true and any false or inaccurate information given by me may result in the decline of my application

**\*TYPE OF PLOT:** ☐ Residential ☐ Commercial plot (attracts 25%)

Number of plots	
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PLOT SIZE: ☐ 300SQM ☐ 500SQM

**PAYMENT PLAN:** ☐ 3 Months ☐ 6 Months

☐ Corner piece plot(s) attracts 10% of land cost

**SIGNATURE OF SUBSCRIBER\*** \_\_\_\_\_

NAME\* \_\_\_\_\_

DATE\* \_\_\_\_\_

**FOR REFERRAL DETAILS**

[illegible]

**1. WHERE IS ELPIS GARDEN PHASE 3?**

A. ELPIS GARDEN PHASE 3 is an undeveloped parcel of land in ODE-OMI, IBEJU LEKKI, LAGOS STATE.

**2. WHO ARE THE OWNERS/DEVELOPERS OF ELPIS GARDEN PHASE 3?**

A. PWAN ZENITH a Leading Real Estate Company with offices in Enugu State, Owerri Imo State, Awka Anambra State, Uyo, Akwa-Ibom State, Port Harcourt Rivers State, Asaba, Delta State & Lekki, Lagos State.

**3. WHAT TYPE OF TITLE DOES ELPIS GARDEN PHASE 3 HAVE ON THE LAND?**

A. Survey & Deed of Assignment

**4. ARE THERE ANY ENCUMBRANCES ON THE LAND?**

A. The land is free from every known government interests or adverse claims.

**5. WHAT IS THE PAYMENT STRUCTURE?**

A. Outright payment of N1,000,000 per 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.

**6. WHAT IS THE SIZE OF THE PLOT?**

A. 500 SQM

**7. IS THE ROAD TO THE ESTATE MOTOR-ABLE?**

A. Yes. The road to the estate is motor-able and is maintained by PWAN.

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

A. Deed of Assignment: N100,000 only per plot (Subject to review upwards)

B. Registered Survey Fee: N150,000 only per plot (Survey Plan with Company's name attracts extra charges) (Subject to review upwards)

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

D. Development Fee: N750,000 only per plot (Subject to review upwards) Development fee Covers the following (1) Perimeter fencing (2) Gate house (3) Earth road

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

**9. ESTATE DEVELOPMENT TIMELINE?**

A. A period of 3-5 years is being envisaged by the company for infrastructural development in the estate subject to payment of infrastructure fee by the subscribers.

**10. WHEN DO I MAKE THE OTHER PAYMENTS?**

A. (1) Deed of Assignment, Provisional Survey Fee and Corner Plot Demarcation payment can be made immediately (i) Development Fee can be made after physical allocation.

**11. WHAT DO I GET AFTER THE INITIAL PAYMENT DEPOSIT?**

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

**12. 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.

**13. 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.

**14. 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) Le Bungalow, Block of Flats, detached houses (duplex). Note. "Face-me-I-Face-you" (Tenement Building) and High-rise houses will not be approved by the company and with Lagos State Government afterwards.

**15. CAN I RE-SELL MY PLOT/PROPERTY?**

A. Yes. Subscribers who have paid up for their land (in full) can re-sell their plot(s). PWAN ZENITH would require the seller to furnish the company with details of the buyer. A Charge of 10% of the land consideration (Covering Transfer Documentation Fee) shall be paid to the company by the buyer.

**16. CAN I PAY CASH TO YOUR AGENT?**

A. A We strongly advise that cash payments should ONLY be made to PWAN ZENITH Property investment limited at its designated Banks. Otherwise, cheques) should be issued in favor of PWAN ZENITH Property investment limited. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

**17. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN I GET A REFUND?**

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 90 days' written/email notice to process your refund request and a further 60 days if the process isn't completed after the first 90 days.

The refund shall be processed and paid less 40% (Administrative, Logistics & Agency Fees). For refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

I hereby confirm that I have seen the land and ready to go on with the transaction.

THEREFORE, THE INFORMATION PROVIDED, TERMS & CONDITIONS HERE WITH IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT

SUBSCRIBER'S NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_