

**MAX ROYAL, ENUGU** | SUBSCRIPTION FORM

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

NAME*																													
Mr. <input type="checkbox"/>	Mrs. <input type="checkbox"/>	Miss. <input type="checkbox"/>	Others <input type="checkbox"/>	Surname													Other Names												

[illegible][illegible][illegible]

NATURE OF BUSINESS										YEARS OF EMPLOYMENT/BUSINESS			

[illegible][illegible][illegible]

IDENTIFICATION CARD TYPE: ☐ NATIONAL ID CARD ☐ DRIVER'S LICENCE ☐ INTERNATIONAL PASSPORT ☐ NIN ☐

ARE YOU A POLITICALLY EXPOSED PERSON? ☐ YES ☐ NO **If YES, what category?**

NAME		ADDRESS
PHONE NUMBER		
EMAIL ADDRESS		

I.....hereby affirm that all information provided as a requirement for the purchase of the land in MAX ROYAL, Located in Nursery Center On Eke-ebe Road, Ezizama Village, Ebe, Udi Local Government Area, Enugu 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 10%) Number of plots PLOT SIZE: ☐ 500SQM

PAYMENT PLAN: ☐ 3 Months ☐ 6 Months ☐ Corner piece plot(s) attracts 10% of land cost

CUSTOM SIZE AMOUNTS AMOUNT IN WORDS _____

SIGNATURE OF SUBSCRIBER* _____ NAME* _____ DATE* _____

NAME*																																		
DATE*																																		
PHONE NO																																		
EMAIL																																		

TAKE OFF POINT FOR SITE INSPECTION:

2ND FLOOR POLYSTAR MALL, OPPOSITE ALL SAINTS ANGLICAN CHURCH BUS-STOP AFTER SHOPRIET BESIDE ECCIMA BUILDING, GARDEN AVENUE.	OR	1ST FLOOR, No 13 NIKE LAKE, TRANS-EKULU, AFTER NNPC STATION, BESIDE WHITE HOUSE BUS-STOP, TOWARDS NOWAS JUNCTION, ENUGI EAST I.G.A.
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HOW TO MAKE PAYMENT
ALL PAYMENTS SHOULD BE MADE IN FAVOUR
OF: **PWAN MAX PROPERTY & BIZ-ENUGU**



5403900140

MAX ROYAL ENUGU

FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS MAX ROYAL ENUGU LOCATED?

A Max Royal Enugu is a prime piece of land situated at Nursery center on eke-ebe road, Eziam village, Ebe, udi LGA. Applicants or their representatives are advised to inspect the site as the company shall not be held liable for claims/issues arising from client's failure to inspect the said property before purchase. Free inspections hold Mondays to Saturdays, from 10 a.m., and Sundays on special arrangement.

Q2. WHY SHOULD I BUY MAX ROYAL ENUGU?

A Max Royal Enugu enjoys proximity to major commercial investments and landmarks such as: AMA Breweries, St Paul's College and Max Village Estate. Guaranteeing high return on Investment.

Q3. WHO ARE THE OWNERS/DEVELOPERS OF MAX ROYAL ENUGU?

A Max Royal Enugu is owned and developed by PWAN MAX PROPERTY AND BUSINESS SOLUTIONS LTD.

Q4. WHAT TYPE OF TITLE DOES MAX ROYAL ENUGU HAVE?

A Registered Survey & Deed of Assignment. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's tie subject to subscriber's payment of tile peecccon fees to be determined and communicated at a future date.

Q5. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q6. WHAT IS THE PAYMENT PLAN?

A Outright payment of 3,000,000 only per 500sqm within the first three (3) months; with a minimum deposit of N500, 000 per plot.

N.B The Company reserves the right to repudiate, void or defer/transfer processing of transaction th t violatte the initial eposit threshold or payments that are made afer the official announcement of close of sales. Payment validates subscricron even if date on subscrition form is earlier than the date of payment.

B 10 months instalment payment can be arranged; and atacts additonal charges of 2 0%.

N.B. Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract, which shall result in termination or revocaaon of the contract; OR atract default charge of 10% of the month ly payment. The company reserves the right to review number of plots purchased in the event of payment default afer the company has sent two (2) consecutve nnotes to subscriber.

Q7. WHAT IS THE SIZE OF THE PLOT?

A 500SQM

Q8. IS THE ROAD TO THE ESTATE MOTORABLE?

A Yes.

Q9. WHAT OTHER PAYMENTS DO I MAKE A SIDE THE PAYMENT FOR THE LAND?

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

B Registered Survey Fee: N350, 000 only per plot (Survey Plan with company name atats extra charges, subject to review upwards)

C Plot Demarcaton Fee: N50 , 000 only per plot (subject to review upwards)

D Development Levy: 1,500,000 only per plot (Subjected to review upwards) Developmental fee cover the following (1) Perimeter fencing (2) Gate house (3) Earth Road

ii. Infrastructure Fee: To be determined Later (Drainage constructon; electrificacon; good road network, security and special amenites).

N.B- Development fee unpaid within 12 months of allocati n willl at act 2.5% monthly appreciaian value due to rising costs of building materials. Also, where plots are unavailable at the time f subscription/ yment, one can be transferred to a new phase.

Q10. WHEN DO I MAKE THE OTHER PAYMENTS?

A (i) Deed of Assignment, provisional Survey and Plot Demarcationp yments can be mad e immediately before physical allocation.

(ii) Development fee can be made either outright or on instalments afer physical allocaatn of plot. However, installment pa yment will atact surcharge.

Q11. WHAT DO I GET AFTER THE INITIAL DEPOSIT AND FOR FURTHER INSTALMENT(S)?

A A letter of acknowledgement of subscription , receipt of payment, and/or provisional allocatoon leer for initial deposit; and i talment payment receipts for further instalments. There are regular estate updates for customers to follow the company on its social media handles.

Q12. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

A (a) Completon Payment Receipt, Allocation Notfi acon Ln er , Contract of Sales and Plot AllocationDocume t (b) Deed of Assignment & Survey Plan afer physical allocation is done. Allocationdocume t would be issued within three (3) monnthts aer payment and physical allocation xercise is carried out . However, this is subject to confirmaaatin of 50% payment of development fees. The company reserves the right to allocate subscribers to a new and nearby scheme/phase of the estate.

Q13. CAN I START CONSTRUCTION OR BUILDING ON THE LAND IMMEDIATELY?

A You can start building on the land afer physical allocation provided development fee has been paid. Fencing & Gatehouse would be constructed within the first year of introducing the estate, while other infrastructure will commence from the second year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscriber and payment of development fee.

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Q14 IS THERE A 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 subscriber to another part of the estate.

B WHAT IS YOUR PROPOSED TIMELINE TO COMMENCE BUILDING/DEVELOPMENT OF YOUR PLOT(S)?

..... 6 MONTHS1 YEAR2 YEARS3 YEARS

Q15. 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 expected to build in conformity with the required setback, building control and designated plan for that section (commercial or residential) i.e., bungalow, block of flats or detached houses (duplex). Note: "Face-me-I-Face-you" (tenement building) and high-rise houses will not be approved by the company and the Enugu State Government.

Q16. CAN I RE-SELL MY PLOT/PROPERTY?

A Yes. Subscribers who have paid for their land in full can re-sell their plot(s).

Q17. CAN I PAY CASH TO YOUR AGENT?

A No, cash payments should ONLY be made to PWAN Max Property and Business Solutions LTD at its designated banks. Otherwise, cheque(s) should be issued in favour of PWAN Max Property and Business Solutions. We shall not take responsibility for any liability that may arise as a result of deviation from the above instruction.

Q18 WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST 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 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, logistics, agency fee and others).

SUBSCRIBERS LAND SALES TRANSACTION DETAILS

INDIVIDUAL

Bank Account Number: _____ Account name: _____ Bank name _____

CORPORATE

Bank Account Number _____ Account Name: _____ RC No _____

Kindly note that in any event where the transaction details as provided by the subscriber is no longer functional, or active, the company is entitled to be notified not more than 24hrs of the change

Q19. IS PWAN MAX PROPERTY & BUSINESS SOLUTIONS LTD AML/CFT COMPLIANT?

A. Yes

S/N	Category	Document Required
1.	Individual/Propertary firm Any two of the stated documents	<input type="checkbox"/> International assport <input type="checkbox"/> Voter ID Card <input type="checkbox"/> Driving License <input type="checkbox"/> 2 Photographs of Individual/Sole Proprietor <input type="checkbox"/> Certif cate of Registration
2.	Company	<input type="checkbox"/> Copy of Certif cate of Incorporation <input type="checkbox"/> Copy of Memorandum of Association <input type="checkbox"/> Copy of Articles of Associ ation <input type="checkbox"/> Valid Means of Identif acation
3.	Foundation	<input type="checkbox"/> Certif cate of Registration <input type="checkbox"/> 2 Photographs each of Trustees <input type="checkbox"/> Valid means of identif acation of t tees (Internarnationassport/Voter ID Card/Driver's License)
4.	Partnership Firm	<input type="checkbox"/> Certif cate of Registration <input type="checkbox"/> Partnership deed <input type="checkbox"/> Valid means of identif acation of t tees (Internarnationassport/Voter ID Card/Driver's License) <input type="checkbox"/> 2 Photographs each of Partners
5.	Salary Range	<input type="checkbox"/> 0-N500,000 <input type="checkbox"/> N600,000-N1,000,000 <input type="checkbox"/> N1,100,000-N5,000,000 <input type="checkbox"/> Over N5,000,000

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

THEREFORE, THE INFORMATION, TERMS & CONDITIONS PROVIDED HERewith ARE ACCEPTABLE AND CONSENTED TO BY ME. I ACKNOWLEDGE THE RECEIPT OF THE SUBSCRIPTION FORM/FAQ. COPY

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 CO7 & 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 MAX (trading in the name & style of XYZ).