

SOUTH SOUTH GARDENS CITY, PORTHARCOURT | 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.

[illegible]

Mr. ☐ Mrs. ☐ Miss. ☐ Others ☐ Surname _____ Other Names _____

NAME OF SPOUSE*

(If Applicable)

Surname

Other Names

[illegible]

DATE OF BIRTH* **GENDER*** **MALE** ☐ **FEMALE** ☐

MARITAL STATUS*

OCCUPATION _____ EMPLOYER'S NAME _____

NATURE OF BUSINESS												YEARS OF EMPLOYMENT/BUSINESS			

[illegible][illegible]

OTHER SOURCE OF INCOME (IF ANY)							MOBILE NUMBER*												
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IDENTIFICATION CARD TYPE: ☐ NATIONAL ID CARD ☐ DRIVER'S LICENCE ☐ INTERNATIONAL PASSPORT ☐ NIN ☐

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

SECTION 2: NEXT OF KIN

NAME	DATE	TIME	LOCATION	STATUS
John Doe	2023-10-26	14:30	Room 101	Completed
Jane Smith	2023-10-26	15:00	Room 102	Completed
Michael Johnson	2023-10-26	15:30	Room 103	Completed
Sarah Williams	2023-10-26	16:00	Room 104	Completed
David Brown	2023-10-26	16:30	Room 105	Completed
Emily Davis	2023-10-26	17:00	Room 106	Completed
James Wilson	2023-10-26	17:30	Room 107	Completed
Alice Taylor	2023-10-26	18:00	Room 108	Completed
Robert Miller	2023-10-26	18:30	Room 109	Completed
Olivia Moore	2023-10-26	19:00	Room 110	Completed
William Clark	2023-10-26	19:30	Room 111	Completed
Isabella White	2023-10-26	20:00	Room 112	Completed
Benjamin Green	2023-10-26	20:30	Room 113	Completed
Maria Garcia	2023-10-26	21:00	Room 114	Completed
Christopher Lee	2023-10-26	21:30	Room 115	Completed
Ava Hall	2023-10-26	22:00	Room 116	Completed
Matthew King	2023-10-26	22:30	Room 117	Completed
Charlotte Bell	2023-10-26	23:00	Room 118	Completed
Daniel Scott	2023-10-26	23:30	Room 119	Completed
Evelyn Adams	2023-10-26	00:00	Room 120	Completed
Matthew King	2023-10-26	00:30	Room 121	Completed
Charlotte Bell	2023-10-26	01:00	Room 122	Completed
Daniel Scott	2023-10-26	01:30	Room 123	Completed
Evelyn Adams	2023-10-26	02:00	Room 124	Completed
Matthew King	2023-10-26	02:30	Room 125	Completed
Charlotte Bell	2023-10-26	03:00	Room 126	Completed
Daniel Scott	2023-10-26	03:30	Room 127	Completed
Evelyn Adams	2023-10-26	04:00	Room 128	Completed
Matthew King	2023-10-26	04:30	Room 129	Completed
Charlotte Bell	2023-10-26	05:00	Room 130	Completed
Daniel Scott	2023-10-26	05:30	Room 131	Completed
Evelyn Adams	2023-10-26	06:00	Room 132	Completed
Matthew King	2023-10-26	06:30	Room 133	Completed
Charlotte Bell	2023-10-26	07:00	Room 134	Completed
Daniel Scott	2023-10-26	07:30	Room 135	Completed
Evelyn Adams	2023-10-26	08:00	Room 136	Completed
Matthew King	2023-10-26	08:30	Room 137	Completed
Charlotte Bell	2023-10-26	09:00	Room 138	Completed
Daniel Scott	2023-10-26	09:30	Room 139	Completed
Evelyn Adams	2023-10-26	10:00	Room 140	Completed
Matthew King	2023-10-26	10:30	Room 141	Completed
Charlotte Bell	2023-10-26	11:00	Room 142	Completed
Daniel Scott	2023-10-26	11:30	Room 143	Completed
Evelyn Adams	2023-10-26	12:00	Room 144	Completed
Matthew King	2023-10-26	12:30	Room 145	Completed
Charlotte Bell	2023-10-26	13:00	Room 146	Completed
Daniel Scott	2023-10-26	13:30	Room 147	Completed
Evelyn Adams	2023-10-26	14:00	Room 148	Completed
Matthew King	2023-10-26	14:30	Room 149	Completed
Charlotte Bell	2023-10-26	15:00	Room 150	Completed
Daniel Scott	2023-10-26	15:30	Room 151	Completed
Evelyn Adams	2023-10-26	16:00	Room 152	Completed
Matthew King	2023-10-26	16:30	Room 153	Completed
Charlotte Bell	2023-10-26	17:00	Room 154	Completed
Daniel Scott	2023-10-26	17:30	Room 155	Completed
Evelyn Adams	2023-10-26	18:00	Room 156	Completed
Matthew King	2023-10-26	18:30	Room 157	Completed
Charlotte Bell	2023-10-26	19:00	Room 158	Completed
Daniel Scott	2023-10-26	19:30	Room 159	Completed
Evelyn Adams	2023-10-26	20:00	Room 160	Completed
Matthew King	2023-10-26	20:30	Room 161	Completed
Charlotte Bell	2023-10-26	21:00	Room 162	Completed
Daniel Scott	2023-10-26	21:30	Room 163	Completed
Evelyn Adams	2023-10-26	22:00	Room 164	Completed
Matthew King	2023-10-26	22:30	Room 165	Completed
Charlotte Bell	2023-10-26	23:00	Room 166	Completed
Daniel Scott	2023-10-26	23:30	Room 167	Completed

ADDRESS

PHONE NUMBER _____

EMAIL ADDRESS _____

SECTION 3: SUBSCRIBER'S DECLARATION

I.....hereby affirm that all information provided as a requirement for the land in South south Gardens city, Elele Portharcourt, River state. is true any false or inaccurate information given by me may result in the decline of any application

*TYPE OF PLOT:	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial plot (attracts 10%)	Number of plots
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PLOT SIZE: ☐ 464 SOM

PAYMENT PLAN: ☐ 3 Months ☐ 6 Months

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

SIGNATURE OF SUBSCRIBER* _____

NAME* _____

FOR REFERRAL DETAILS

[illegible]

DATE*								
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[illegible][illegible]

1. MR. EMPOWERMENT OFFICE, INDIGO MALL,
125 STADIUM ROAD, OPP. AZTECH ARCUM EVENT CENTER,
PORT HARCOURT

2. CITY VIEW COMPLEX, 3RD FLOOR LEFT,
26A, ABA ROAD, OPP. AIRFORCE INTERNATIONAL MARKET,
RUMUOMASI. PORT HARCOURT

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF:-

**PWAN MAX PROPERTY
& BUSINESS SOL LTD:** *FirstBank* Since 1894 
2045041208

SOUTH SOUTH GARDENS CITY, ELELE
FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS SOUTH SOUTH GARDENS CITY, ELELE LOCATED?

A **SOUTH SOUTH GARDENS CITY, ELELE** is a prime piece of land situated and Lying at Omudioga Omuku road, Elele, Port harcourt. 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 SOUTH SOUTH GARDENS CITY, ELELE?

A **SOUTH SOUTH GARDENS CITY, ELELE** enjoys proximity to major commercial investments and Landmarks, such as Portharcourt int'l Airport, Eke Ahieke market, State Primary school and many more. guaranteeing high return on Investment.

Q3 WHO ARE THE OWNERS/DEVELOPERS SOUTH SOUTH GARDENS CITY, ELELE?

A **SOUTH SOUTH GARDENS CITY, ELELE** is owned and developed by PWAN MAX PROPERTY AND BUSINESS SOLUTIONS LTD.

Q4. WHAT TYPE OF TITLE DOES SOUTH SOUTH GARDENS CITY, ELELE HAVE?

A Survey and Deed of Assignment. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscriber's payment of title perfection 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 acquisition or interests, and adverse claims.

Q6. WHAT IS THE PAYMENT PLAN?

A Outright payment of N1,200,000 only per 464sqm 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 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 the date of payment.

B 12 months instalment payment can be arranged; and attracts additional charges of 20%.

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 revocation of the contract; OR attract default charge of 10% of the monthly payment. The company reserves the right to review number of plots purchased in the event of payment default after the company has sent two (2) consecutive notices to subscriber.

Q7. WHAT IS THE SIZE OF THE PLOT?

A 464SQM

Q8. IS THE ROAD TO THE ESTATE MOTORABLE?

A Yes.

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

- A Deed of Assignment: N100, 000 only per plot (subject to review upwards)
- B Survey Fee: N250, 000 only per plot (Survey Plan with company name attracts extra charges, subject to review upwards)
- C Plot Demarcation Fee: N50, 000 only per plot (subject to review upwards)
- D Development Levy: N750,000 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 construction; electrification; good road network, security and special amenities).

N.B- Development fee unpaid within 12 months of allocation will attract 2.5% monthly appreciation value due to rising costs of building materials. Also, where plots are unavailable at the time of subscription/payment, 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 Demarcation payments can be made immediately before physical allocation.
- (ii) Development fee can be made either outright or on instalments after physical allocation of plot. However, installment payment will attract 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 allocation letter for initial deposit; and instalment 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) Completion Payment Receipt, Allocation Notification Letter, Contract of Sales and Plot Allocation Document (b) Deed of Assignment & Survey Plan after physical allocation is done. Allocation document would be issued within three (3) months after payment and physical allocation exercise is carried out. However, this is subject to confirmation of 50% payment of development fees. The company reserves the right to allocate subscribers to a new and nearby scheme/phase of the estate.

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 River 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). In that event, PWAN Max Property and Business Solutions Ltd would require the seller to furnish the company with details of the new buyer. PWAN Max does not sell on behalf of subscribers.

B A charge of 10% of the land consideration (covering transfer documentation fee) shall be paid to the company by the buyer.

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 passport <input type="checkbox"/> Voter ID Card <input type="checkbox"/> Driving License <input type="checkbox"/> 2 Photographs of Individual/Sole Proprietor <input type="checkbox"/> Certificate of Registration
2.	Company	<input type="checkbox"/> Copy of Certificate of Incorporation <input type="checkbox"/> Copy of Memorandum of Association <input type="checkbox"/> Copy of Articles of Association <input type="checkbox"/> Valid Means of Identification
3.	Foundation	<input type="checkbox"/> Certificate of Registration <input type="checkbox"/> 2 Photographs each of Trustees <input type="checkbox"/> Valid means of identification of trustees (International passport/Voter ID Card/Driver's License)
4.	Partnership Firm	<input type="checkbox"/> Certificate of Registration <input type="checkbox"/> Partnership deed <input type="checkbox"/> Valid means of identification of trustees (International passport/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).