# **SUBSCRIPTION FORM**







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#### **Q1. WHERE IS THE AMBIANCE 2?**

THE AMBIANCE 2 is situate Behind Admiralty University, Ibusa, Oshimili North Local Government Area, Delta State. Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN PERFECTION BUSINESS INVESTMENT LTD office or with the designated sales representative. Free inspections hold Mondays to Saturdays. Take off time 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 AMBIANCE 2?

THE AMBIANCE 2 enjoys proximity to major government presence & commercial investment landmarks like the Admiralty University, Chinese Construction Company, Nigerian Immigration Service, Nigerian Civil Service, Shoprite, Guaranteeing High Return on investment.

#### Q3. WHO ARE THE OWNERS/ DEVELOPERS OF THE AMBIANCE 2?

PWAN PERFECTION BUSINESS INVESTMENTS LTD, multiple award-winning real estate company & owners of the BOULEVARD SERIES Brand.

#### Q4. WHAT TYPE OF TITLE DOES THE AMBIANCE 2?

THE AMBIANCE 2 has DEED OF CONVEYANCE and SURVEY PLAN as its title

#### Q5. WHAT ARE THE COORDINATES OF THE AMBIANCE 2?

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#### Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from every known government acquisition or interest and adverse claims.

#### **Q7. WHAT PLOT SIZE(S) IS AVAILABLE?**

464sqm

#### Q8. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

- (a) Outright payment (0-3 months)- N3,000,000(464sqm) with minimum initial deposit of N1,000,000.
- (b) 6 months' installment- N3,800,000 (464sqm) with minimum initial deposit of N1,000,000
- (c) 12 months' installment- N5,800,000 (464sqm) with minimum initial deposit of N1,000,000.

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.

- d) (i) Corner-piece plot attracts additional 10% of land cost
  - (ii) Commercial plot attracts additional 10% of land cost
  - (iii) Corner-piece & Commercial plot attracts additional 20% of land cost.
- (d) Non-payment of the monthly installments 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/OR attract default charge of 5% of the month payment or 5% of the total balance upon demand, OR 5% of the outstanding payment for every month of default after payment expiration. The company 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.

#### O9. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable.

## Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND? (Subject to review within 12 months)

(A) Development Fee: N1,500,000 Development fees unpaid within 12 months of demand will attract 2.5% monthly appreciation value due to rising costs of building materials.

N/B: In the event that there is an unavailability of plots at the time of subscription / payment, one can be transferred to a new phase.

#### Q11. WHAT DO I GET AFTER ALLOCATION?

Allocation Document would be issued within three (3) months after payment and physical allocation has been done, in order of subscription. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate. **NOTE:** Allocation is to be done after payment of Documentation Fee.

#### Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

 $(i) \quad \ \ Development \ fees \ should \ be \ paid \ within \ 12 \ months \ of \ Physical \ Allocation.$ 

### Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgement of subscription, receipt of payment; and installment payment receipt(s) for further installments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels (Facebook); @PWANPERFECTION (YouTube & Instagram). @PWANPERECTION





#### Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?





Deed of Assignment & Survey Plan within three (3) months after Physical Plot allocation. (b)

#### Q15. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation provided that development fee has been paid. Fencing & Gatehouse to be constructed within the first year of introducing the estate and other infrastructure will commence from the 2nd year with regard to the general level of development in the area.

#### Q16. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

NO. There is no time frame for commencement of work on your plot of land. Commencing of work on your land, is at your convenience.

#### Q17. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

NO. But, note that 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) i.e., Bungalow, Block of Flats, detached houses (duplex) e.t.c. All building design must conform to the required set back & building control Delta State Government.

#### Q18. CAN I RE-SELL MY PLOT/PROPERTY?

Yes, a subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN PERFECTION BUSINESS INVESTMEMENT LTD would require you (the seller) to furnish the company with details of the new buyer. PWAN PERFECTION does not sell on behalf of subscribers.

B. 10% of the land consideration paid by you will be payable by the new buyer directly or through you to the Company for Transfer of Title Documentation.

#### Q19. CAN I PAY CASH TO YOUR AGENT?

NO, you are not permitted to pay cash to our agent. We strongly advise that cash payments should only be made into PWAN PERFECTION BUSINESS INVESTMENTS LTD at its designated Banks stated Below, as we shall not be held Liable for any misappropriation of funds by agent and wrong payment into an account not designated to PWAN PERFECTION BUSINESS INVESTEMENTS LIMITED Otherwise, cheque(s)/bank drafts should be issued in favour of PWAN PERFECTION BUSINESS INVESTMENTS LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above

#### O20. 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 120 days' written/email notice to process your refund request and a further 60 days if the process isn't completed after the first 120 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.

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE

AND CONSENTED BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF IT. SIGNATURE DATE ...... ... ... ... ... ... ... ... ...

\*If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & 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 PERFECTION (trading

in the name & style of Boulevard Series Estates). A company must also attach a board resolution authorizing the purchase.

Impression of the common seal if subscriber is a company >>>>>>>> Subscription form must be signed by two directors or a director & secretary Where subscriber is a company

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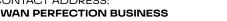
SIGNATURE

HOW TO MAKE PAYMENT ALL PAYMENT SHOULD BE MADE IN FAVOUR OF: **PWAN PERFECTION BUSINESS INVESTMENTS LTD** 





DATE









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