URBAN LEGACY

LASU-ISHERI ROAD, LAGOS | REGISTERED SURVEY

SUBSCRIPTION FORM

TYPE OF PLOTS: ☐ RESIDENTIAL ☐ COMMERCIAL (25%) ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: ☐ OUTRIGHT ☐ INSTALLMENT ☐ 6 MONTHS ☐ 12 MONTHS

NUMBER OF PLOTS: ☐ **PLOT SIZE:** ☐ 500SQM

AFFIX A PASSPORT PHOTOGRAPH

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.

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 XTRA personnel.

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

URBAN LEGACY

LASU-ISHERI ROAD, LAGOS REGISTERED SURVEY

PWAN ELITE is a property marketing, information & development company with Head Office 25B David Adekunle Street, Lilly Estate Beside MRS Filling Station Off Apple Junction Festac Link Road Amuwo Odofin, Lagos.

PWAN ELITE LIMITED, multiple award-winning real estate company

Q1. WHERE IS URBAN LEGACY?

Urban Legacy is situated at Lasu-Isheri Road, Lagos
Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN ELITE 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 URBAN LEGACY?

Urban Legacy enjoys Well planned estate, Good road network proximity to major government presence & commercial investment landmarks Lagos State University (LASU), Iba Housing Estate, Alaba International Market and Saint Michael Anglican Church
Guaranteeing high Return on Investment.

Q3. WHAT TYPE OF TITLE DOES URBAN LEGACY?

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

Q4. WHAT ARE THE COORDINATES OF URBAN LEGACY?

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? 500sqm

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

A. Outright payment of N10,000,000 only 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.

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) Residential plot Corner-piece plot attracts additional 10% of land cost
(ii) Commercial plot on the corner-piece 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 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 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: 200,000
B. Registered Survey Fee: 750,000
C. Plot Demarcation Fee: 50,000
D. Development Fee: To be communicated later

N.B The Cost On Documentation Is Per Plot, N.B Development Fee Would Be Reviewed Upward, When There Is A Surge In Cost Of Construction Materials
N.B A Default In Payment Of The Purchase Price Within The Specified Payment Period Shall Result In The Following; A. 10% Default Fee Charged On The Current Price Of The Subscribed Plots(s), NB. The Price Of Plot(s) And Or Documentation Fee May Be Reviewed By The Company Due To Change In Government Policy
B. Note That Payment For Deed Of Assignment, Survey Plan And Plot Demarcation Applies Irrespective Of The Plot Size.

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 and upon confirmation of at least payment of development fees. 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-o ffover instalment payment.

Q11. WHEN DO I MAKE THE OTHER PAYMENTS?

(i) Payment are made immediately after payment of land before physical allocation.
(ii) Development fees should be paid either on outright upon demand. Instalment payment of development fees will attract surcharges.

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

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

A letter of acknowledgement of subscription, receipt of payment and/or provisional allocation letter for initial deposit; and instalment payment receipt(s) for further instalments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels pwanelite (Facebook); @pwanelite (YouTube & Instagram).

Q13. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

(a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document

(b) Deed of Assignment & Survey Plan within three (3) months of payment provided that allocation has been done.

Q14. 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, satisfactory evidence of possession of plots by subscribers and payment of development fees by subscribers.

B. Please select your proposed timeline for commencing building/development on your plot:

☐ 6 MONTHS ☐ 1 YEAR ☐ 2 YEARS ☐ 3 YEARS

Q15. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

Yes. There should 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 the subscriber to another area of the estate.

Q16. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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) i.e. Bungalow, Block of Flats, detached houses (duplex). Note "Face-me-I –Face – you" (Tenement Building) and high-rise houses will not be permitted. All building design must conform to the required set back & building control of the estate and such design would be approved by the company and with Lagos State Government afterwards.

Q17. CAN I RE-SELL MY PLOT/PROPERTY?

A. Yes, a subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN ELITE LIMITED would require you (the seller) to furnish the company with details of the new buyer. PWAN ELITE 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.

Q18. CAN I PAY CASH TO YOUR AGENT?

We strongly advise that cash payments should only be made to PWAN ELITE LIMITED at its designated Banks. Otherwise, cheque(s)/bank drafts should be issued in favour of PWAN ELITE LIMITED. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q19. WHAT IS THE REFUND POLICY? A refund shall be made if;

a. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Vendor.

b. The subscriber is required to give the Vendor a minimum of one hundred and twenty days (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

c. All instances requiring refund as contained in clause Q20 (a) & (b) shall be subject to a 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.

Note: we are a Nigerian Company and sole transact in the Naira currency, the dollar exchange rate and fluctuation does not apply in this transaction.

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERE TO FORE, ARE ACCEPTABLE AND CONSENTED BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME …….…… 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* ELITE

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF

PWAN ELITE LIMITED

1215775853

0648795600

0124926150

For swift response to your enquiries or requests please contact us at:
PWAN ELITE LIMITED
You can also visit our website at www.pwanelites.com for more information.
We look forward to hearing from you soonest.

Yours sincerely,
PWAN ELITE LIMITED

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LASU-ISHERI ROAD, LAGOS REGISTERED SURVEY

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 >>>>>>>>>