

Subscription Form NOTE: INSTANT PLOT RESERVATION AND ALLOCATION FOR SUBSCRIBERS

PAYMENT: OUTRIGHT INSTALLMENT 6 MONTHS 12 MONTHS NUMBER OF PLOTS: PLOT SIZE: 464SQM 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	PAYMENT: OUTRIGHT INSTALLMENT 6 MO	
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FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS



Q1. WHERE IS IFUNAYA 2?

IFUNAYA 2 is located in Mgbakwu, Awka North Anambra state sharing boundaries with Anambra state polytechnic Mgbakwu, Radio Nigeria (Purity FM) Mgbakwu, Community Secondary School Mgbakwu, Isuaniocha junction, Federal Govt Youth Development Center Mgbakwu, Awka Capital Territory, Awka Anambra State. Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN XTRA 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 IFUNAYA 2?

IFUNAYA enjoys proximity to major government presence & commercial investment landmarks like Anambra state polytechnic Mgbakwu, Radio Nigeria (Purity FM) Mgbakwu, Community Secondary School Mgbakwu, Isuaniocha junction, Federal Govt Youth Development Center Mgbakwu, Awka Capital Territory, Awka Anambra State, quaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS / DEVELOPERS OF IFUNAYA 2?

PWAN XTRA PROPERTY INVESTMENT LIMITED, multiple award-winning real estate company

Q4. WHAT TYPE OF TITLE DOES IFUNAYA 2 HAVE?

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

- Q5. WHAT ARE THE COORDINATES OF IFUNAYA 2?
- 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? 464sam

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

- A. Outright payment of N4,000,000 only per 464sqm
- 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) Corner-piece plot attracts additional 10% of land cost
- (ii) Commercial plot 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.
- Q9. 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?

- A. Deed of Assignment: N200,000 only per plot (Subject to review upwards)
- B. Registered Survey Fee: N300,000 only per plot (Survey Plan with Company's name attracts extra charges) (Subject to review upwards)
- C. Plot Demarcation Fee: N100,000 only per plot (Subject to review upwards)
- D. Development Fee: N2,000,000 only per plot (Subject to review upwards) Development fee Covers the following (1) Perimeter fencing (2) Gate house (3) Earth road
- E. Infrastructural fee: 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

Q11. 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 50% 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.

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

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

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further ins	stalments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media pwanxtra (Facebook); @pwanxtra (YouTube & Instagram).
Q14. (a) (b)	WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND? Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document Deed of Assignment & Survey Plan within three (3) months of payment provided that allocation has been done.
	CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW? You can start building on the land after Physical Allocation provided that development fee has been paid. Fencing & Gatehouse to be constructed 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 factory evidence of possession of plots by subscribers and payment of development fees by subscribers. Please select your proposed timeline for commencing building/development on your plot:
	6 MONTHS 1 YEAR 2 YEARS 3 YEARS
	IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION? e 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 d within the stipulated timeframe, the Company reserves the right to reallocate the subscriber to another area of the estate.
Residentia permitted	IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE? 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 al) i.e. Bungalow, Block of Flats, detached houses (duplex). Note "Face-me-I -Face - you" (Tenement Building) and high-rise houses will not be it. All building design must conform to the required set back & building control of the estate and such design would be approved by the company Anambra State Government afterwards.
	CAN I RE-SELL MY PLOT/PROPERTY? a subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN XTRA PROPERTY INVESTMENT LIMITED would require you to furnish the company with details of the new buyer. PWAN XTRA does not sell on behalf of subscribers. 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 tation.
cheque(s)	CAN I PAY CASH TO YOUR AGENT? trongly advise that cash payments should only be made to PWAN XTRA PROPERTY INVESTMENT LIMITED at its designated Banks. Otherwise, /bank drafts should be issued in favour of PWAN XTRA ANAMBRA. We shall not accept any responsibility for any liability that may result of a deviation from the above instruction.
d that are re	WHAT IS THE REFUND POLICY? A refund shall be made if; The subscriber continuously defaults or fails to complete the purchase sum at the end of the payment plan. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Vendor. 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 nd a further 60 days if the process isn't completed after the first 120 days All instances requiring refund as contained in clause Q20 (a) & (b) shall be subject to a 40% (Administrative, Logistics & Agency Fees). For refunds equested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount. The subscriber of the payment plan, demurrage/default fees will be deducted from the refundable amount. The subscriber of the payment plan, demurrage of the payment plan of the paym
	RE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY ME AND I LEDGE RECEIVING A COPY OF IT.

*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 XTRA

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF

PWAN XTRA ANAMBRA

UBA 1026962161

PWAN XTRA ANAMBRA



₱ 1304807434

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

Yours sincerely, PWAN XTRA PROPERTY INVESTMENT LIMITED Owners of Ile Ayo, Ojo Iwaju Estates

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 >>>>>>>

