

IBEJU-LEKKI, LAGOS



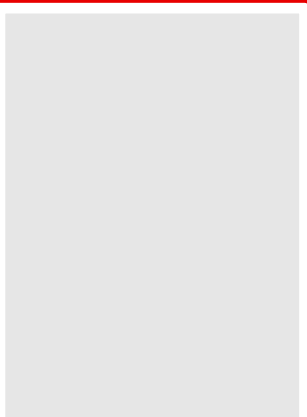
# ROSS HAVEN ESTATE

**SUBSCRIPTION FORM**

# ROSS HAVEN ESTATE (IBEJU-LEKKI)

## Commercial and Residential Plots| S U B S C R I P T I O N F O R M

TYPE OF PLOTS: RESIDENTIAL  COMMERCIAL(ATTRACTS 10%)  600SQM   
 PAYMENT PLAN: OUTRIGHT  INSTALLMENT  300SQM   
 NUMBER OF PLOTS  CORNER PIECE PLOT(S)(ATTRACTS 10%)



### SECTION 1: PERSONAL DETAILS \*\* Please fill appropriately & tick where necessary

Title Name(s)

NAME\*

Title (MR, MRS, DR)   
 Other Names

NAME OF SPOUSE\*   
 Title (MR, MRS, DR)

ADDRESS\*

DATE OF BIRTH\*       GENDER\*  MALE  FEMALE

MARITAL STATUS\*  NATIONALITY \*

OCCUPATION  EMPLOYER'S NAME\*

COUNTRY OF RESIDENCE  LANGUAGE SPOKEN

EMAIL ADDRESS\*

TELEPHONE NUMBER  MOBILE NUMBER

### SECTION 2: NEXT OF KIN

NAME  ADDRESS   
 PHONE NUMBER   
 EMAIL ADDRESS

### SECTION 3: SUBSCRIBERS DECLARATION

I.....y.declare that hereb all the information provided on this subscription form is for the purpose of obtaining properties is true and correct to the best of my knowledge.

DATE\* .....SIGNATURE OF THE SUBSCRIBER\*.....

### REFERRAL DETAILS

NAME   
 PBO. ID      
 PHONE NO   
 EMAIL



# FREQUENTLY ASKED QUESTIONS/TERMS & CONDITIONS

## Q1. WHERE IS ROSS HAVEN ESTATE ?

A. Ross Haven Estate is located at Ilagbo Community, Ibeju-Lekki, Lagos.

## Q2. WHO ARE THE OWNERS/DEVELOPERS OF ROSS HAVEN ESTATE?

A. PWAN Haven Investment and Realtors Ltd a Leading Real Estate Company.

## Q3. WHAT TYPE OF TITLE DOES ROSS HAVEN ON THE LAND?

A. Govt. Excision .

## Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

A. As at the time of sale, the land is free from every known government acquisition or interest and adverse claims.

## Q5. WHAT IS THE SIZE OF THE PLOT?

A. 600SQM & 300SQM

## Q6. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes. The Road to the estate is Motorable

## Q7. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND

A Deed Of Assignment: N200,000 Per Plot    B. Survey Plan Fee: N750,000 Per Plot (commercial Titles are double charged)

C. Plot Demarcation: N30,000 Per Plot    D. Development Fee: (Covering Drainage Construction, Gate House, Perimeter Fencing, Interlocked Road, Estate Beautification & street light: To Be Decided 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 within the specified payment period may result in the following;**

A) A 10% Interest fee on the outstanding amount.

B) An upward review of the sale price of the plot(s)

C) Termination of your subscription to purchased plot(s) in event of two(2) Successive Defaults

## Q8. WHEN DO I MAKE THE OTHER PAYMENTS?

A. Other payments can be made before the physical allocation exercise

## Q9. WHAT DO I GET AFTER INITIAL DEPOSIT ?

A. Offer Letter and payment receipt .

## Q10. WHAT DO I GET AFTER COMPLETING FULL PAYMENT FOR THE LAND?

(A) Full Payment Receipt.    (B) Contract Of Sale.    (C) Full Payment Notification Letter.

## Q11. WHEN DO I GET MY ALLOCATION ?

A. We Give Paper Allocation Based On LayOut.

**B. Physical Allocation Exercise would be done upon completion of full payment for the land.**

## Q12. 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 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 Set Back Of Building Control Of The Estate And Such Designs Would Be Approved By The Company And With The Lagos State Government Afterwards.

# FREQUENTLY ASKED QUESTIONS/TERMS & CONDITIONS

## Q13. CAN I PAY CASH TO YOUR AGENT?

A. We Strongly advise that cash payment or cheque(s) be made to or in favor of **PWAN HAVEN INVESTMENT & REALTORS LTD** at its designated banks. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instructions.

## Q14. CAN I RE-SELL MY PLOT/PROPERTY?

A. Yes, A subscriber who has completed on their land can re-sell their plot(s). We require you to furnish the company with details of the buyer.

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

## Q15. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND?

A. Yes, You can apply for a refund only with the following conditions. In event of a refund, you are required to give the company, Ninety(90) days notice to process your refund 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 and others.

## PAYMENT PLAN STRUCTURE

PROPERTY TYPE	600SQM	300SQM
OUTRIGHT	N8,000,000	N4,00,000
6 MONTHS	N8,500,000	N4,250,000
12 MONTHS	N9,000,000	N4,500,000

I WANT TO BE ALLOCATED MY PLOT AT THE FRONT PART OF THE ESTATE, AS I CONFIRM THAT I WILL BE DEVELOPING MY PROPERTY, WITHIN SIX MONTHS OF PURCHASE

THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME: ..... Signature ..... Date .....

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF

**PWAN HAVEN  
INVESTMENTS &  
REALTORS LTD.**



**0327729960**



**4011273535**

