

ABIJO GRA



**ROYAL HAVEN
ESTATE**

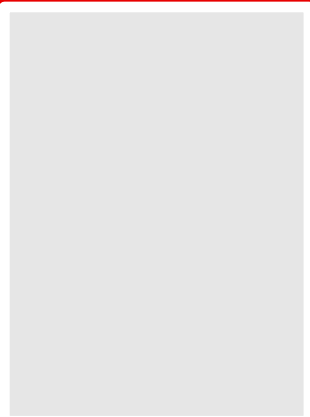
SUBSCRIPTION FORM

PROVIDING HOME OWNERSHIP AND INVESTMENT OPPORTUNITIES TO ORGANIZATIONS AND INDIVIDUALS

ROYAL HAVEN ESTATE, ABIJO

Commercial and Residential Plots| SUBSCRIPTION FORM

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..... hereby declare that 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/TERM & CONDITIONS

Q1. WHERE IS ROYAL HAVEN ESTATE ?

A. Royal Haven Estate Is Situated At Abijo G.R.A Along Ibeju-Lekki Expressway Lagos.

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

A. P.WAN HAVEN INVESTMENT AND REALTORS LTD a Leading Real Estate Company.

Q3. ARE THERE ANY ENCUMBRANCES ON THE LAND ?

A. The Land Is Free From Every Known Government Acquisition Or Interest And Adverse Claims.

Q4. WHAT IS THE SIZE OF THE PLOT?

A. 600SQM & 300SQM.

Q5. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes. The Road To The Estate is Motorable

Q6. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

A. DEED OF ASSIGNMENT: N200,000 B. SURVEY PLAN FEE: N750,000 C. PLOT DEMARCATION: N50,000 D. DEVELOPMENT FEE: N4,500,000.

N.B The Cost On Documentation Is Per Plot

N.B The Cost Of Survey Fee Is Subject to Review By The Government Of Lagos State

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. 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.

D. Note that payment for deed of assignment, survey plan and plot demarcation applies irrespective of the plot size.

Q7. WHEN DO I MAKE OTHER PAYMENTS?

(A) Other Payments Can Be Made Before The Physical Allocation Exercise.

Q8. WHAT DO I GET AFTER INITIAL DEPOSIT?

(A) Letter Of Acknowledgment Of Subscription and receipt of payment.

Q9. WHAT DO I GET AFTER COMPLETING FULL PAYMENT FOR THE LAND?

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

Q10. 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, after which a mail would be sent inviting for physical allocation(usually conducted During the dry season)

Q11. 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 the 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 the building control of the Estate And Such Designs Would Be Approved By The Company And With The Lagos State Government.

FREQUENTLY ASKED QUESTIONS/TERM & CONDITIONS

Q12. CAN I MAKE PAYMENTS TO YOUR AGENTS ?

A. NO. 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 responsibilities for any liability that may arise as a result of a deviation from the above Instruction.

Q13. CAN I RE-SELL MY PLOT/PROPERTY ?

A. Yes , a subscriber who has completed payment 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)

Q14. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND?

A. Yes less an administrative fee of 10% of the purchase price and agency fee of 30% of the purchase price. 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.

PAYMENT PLAN STRUCTURE

PROPERTY TYPE	600SQM	300SQM
OUTRIGHT	N33,500,000	N16,750,000
6 MONTHS	N33,850,000	N16,925,000
12 MONTHS	N34,300,000	N17,150,000

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. I ACCEPT THAT I CAN BE RE-ALLOCATED TO ANY OTHER PLOT(S) IF I FAIL TO DO SO

THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HERewith IS ACCEPTABLE. I ALSO AFFIRM THAT ALL MATERIAL FACTS ABOUT THE PROPERTY HAVE BEEN DISCLOSED TO ME AND I AGREE TO PURCHASE THE SAME AS IT IS.

NAME: Signature Date

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF

**PWAN HAVEN
INVESTMENTS &
REALTORS LTD.**



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