

PRECIOUS LUXURY AWKA FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS A. PRECIOUS LUXURY AWKA

A A. PRECIOUS LUXURY AWKA is an undeveloped parcel of land located at AWBA-OFEMILI, AWKA NORTH L.G.A ANAMBRA STATE

Q2. WHO ARE THE OWNERS/DEVELOPERS OF PRECIOUS LUXURY AWKA?

A PWAN PRECIOUS, a leading Real Estate development company with offices in Awka Anambra State, Enugu State, Lagos State.

Q3. WHAT TYPE OF TITLE DOES PRECIOUS GARDEN, AWKA? HAVE ON THE LAND?

A Registered Survey & Deed of Assignment .

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND ?

A The land is free from every known government interests or adverse claims.

Q5. WHAT IS THE PAYMENT STRUCTURE ?

A Outright payment of N3M per plot payable in 3 months

B N.B: Non-Payment of the monthly instalments 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.

Q6. WHAT IS THE SIZE OF THE PLOT ?

A 464 sqm

Q7. IS THE ROAD TO THE ESTATE MOTORABLE ?

A Yes.The road to the estate is motorable

Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND ?

A. Deed of Assignment N150,000 per plot (subject to review)

B. Registered survey fee: N250,000 per plot (subject to review)

C. Plot demarcation: N50,000 per plot (subject to review)

D. Development fee: To be determined later. Development fee covers the following:

(i) Creation of good road network (ii) Drainage construction (III) Electrification (iv) Landscaping and beautification etc

Q9. WHEN DO I MAKE THE OTHER PAYMENTS ?

A (I) Deed of Assignment, Survey fee and Plot demarcation can be made immediately

(ii) Development fee can be made after physical Allocation of Plot

Q10. WHAT DO I GET AFTER THE INITIAL PAYMENT DEPOSIT ?

A Starters pack comprising a letter of acknowledgement of subscription, receipts of payment .

Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND ?

A Completion Payment Receipt, Contract of Sales & Payment Notification Letter (a) Deed of Assignment & Survey Plan after Physical Allocation is done.

Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW ?

A You can start building on the land after Physical Allocation , while fencing and Estate development is going on.

Q13. 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 Highrise houses will not be approved by the company and with Anambra State Government afterwards.

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

A Yes. Subscribers who have paid up for their land (in full) can re-sell their plot(s). PWAN PRECIOUS would require the seller to furnish the company with details of the buyer.

B A Charge of 10% of the land consideration(Covering Transfer Documentation Fee) shall be paid to the company by the buyer.

Q15. CAN I PAY CASH TO YOUR AGENT ?

A We strongly advise that cash payments should ONLY be made to PWAN Precious Properties and investment Limited at its designated Banks . Otherwise, cheque(s) should be issued in favor of PWAN Precious Properties and investment Limited. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q16. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT ? CAN I REQUEST FOR A REFUND ?

A 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 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).

I hereby confirm that I have seen the land and ready to go on with the transaction.

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

SUBSCRIBER'S NAME _____

SIGNATURE _____ DATE _____