

**BUY &
BUILD**



LEGEND CITY

Okigwe

Landmarks

Ogi Portharcourt Enugu Express highway Okigwe
Opposite New Cattle Gariki Okigwe
Adjacent position with Coca-Cola plant
sharing boundary Power plant Nepa

N1.4M
464sqm

**TITLE:
DEED OF ASSIGNMENT
AND REGISTERED SURVEY**

Buy **3** get **1**
free

For Enquiries

All payments should be made in favour of: **PWAN LEGEND REALTORS AND INVESTMENTS LTD**



1015518537



0427203704



2033544313



4240000760

Contact us at:

Road 24 House 11 ikota villa estate
beside mega chicken ikota Ajah lagos



Terms & Conditions apply



LEGEND CITY, OKIGWE

SUBSCRIPTION FORM

NOTE: INSTANT PLOT RESERVATION

TYPES OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 10%)
 PAYMENT PLAN: OUTRIGHT: DURATION: INSTALMENT: DURATION: PLOT SIZE: 464 SQM 928 SQM
 NUMBERS OF PLOTS: CORNER PIECE (S) (ATTRACTS 10%)

AFFIX
A PASSPORT
PHOTOGRAPH

SECTION 1: SUBSCRIBERS DETAILS

NAME:
 Mr Mrs Surname Other Names

NAME OF SPOUSE:
 Surname Other Names

ADDRESS:

DATE OF BIRTH: GENDER* MALE FEMALE

MARITAL STATUS* NATIONALITY*

OCCUPATION EMPLOYERS 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: SUBSCRIBER'S DECLARATION

I _____ hereby declare that all the information provided on this subscription form for the purpose of obtaining Properties is true and correct to the best of my knowledge,

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____

NAME* _____

FOR REFERRAL DETAILS

CONSULTANT NO/ID

NAME

DATE

PHONE NO

EMAIL

LEGEND CITY, OKIGWE ESTATE

FREQUENTLY ASKED QUESTIONS

Q1. WHERE IS LEGEND CITY ESTATE?

LEGEND CITY is situated at **Okigwe**, Just along Ogi Port Harcourt road. Okigwe, Imo

Q2. WHO ARE THE OWNERS/ DEVELOPER OF LEGEND CITY, OKIGWE ESTATE?

PWAN LEGEND, Leading Real Estate Company in Lagos State.

Q3. WHAT TYPE OF TITLE DOES LEGEND CITY HAVE ON THE LAND? Registered Survey and Deed of Assignment

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from every known government acquisition or interest and adverse claims.

Q5. WHAT IS THE PAYMENT STRUCTURE? (Outright Payment)

Outright payment for 464SQM N1,400,000.00 only (3 Months Outright).

N.B :- Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract which will 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? 464SQM

Q7. IS THE ROAD TO THE ESTATE MOTORABLE? Yes the road to the estate is motorable.

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

Deed of Assignment Fee per Plot: N200, 000.00 for 464SQM (Subject to review).

Registered Survey Fee: N380, 000.00 only per plot (subject to review). Please note that Survey Plan with Company's Name will attract double charges.

Development Fee:N700,000.00 only per plot .

Corner Plot demarcation: N30, 000.00 only per plot (Subject to review).

Q9. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

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

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

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

Q11. CAN I START BUILDING ON THE LAND?

You can start building on the landed property after physical allocation, which will be done 6 months after full payment has been made and confirmed, while fencing and Infrastructures will commence during the 1st year.

Q12. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION? No

Q 13. 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 required set back of building control of the estate and such design would be approved by the company and with ISG afterwards.

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

Yes, subscribers who have paid up on their land can re-sell their plot(s). PWAN LEGEND would require the seller to furnish the company with details of the buyer. 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?

We strongly advise that cash payments should ONLY be made to PWAN LEGEND at its designated offices. Otherwise, cheque(s) should be issued in favour of PWAN LEGEND. 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 THE PAYMENT? CAN I GET A REFUND?

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% (10% Administrative and 30% Agency fee).

Q17. HOW MUCH DO I PAY FOR PERFECTION OF TITLE?

The cost of perfection of title such as C of O and other titles will be borne by the subscriber

PAYMENTS: Our Corporate Account details are as follows:

ACCOUNT NAME: PWAN LEGEND REALTORS & INVESTMENT LTD.

BANK: ECO BANK
ACCOUNT NUMBER:
4240000760

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

SUBSCRIBER'S NAME: SIGNATURE & DATE: