

# TEHILLA GARDENS PHASE II (OWERRI)

## SUBSCRIPTION FORM

AFFIX  
A PASSPORT  
PHOTOGRAPH

### SECTION 1: SUBSCRIBER'S DETAILS

Please complete all fields in block letters. Fields marked with asterisks (\*) are mandatory. Tick boxes where appropriate.

**NAME\***   
Mr.  Mrs.  Miss.  Surname  Other Names

**NAME OF SPOUSE\***   
(If Applicable) Surname  Other Names

**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: SUBSCRIBER'S DECLARATION

I.....hereby affirm that all information provided as a requirement for the land in TEHILLA GARDENS PHASE II, along Aba-Owerri Road at Ngo-Okpala Community – Ngo-Okpala LGA, Owerri, Imo State. Is true and any false or inaccurate information given by me may result in the decline of my application

\*TYPE OF PLOT:  Residential  Commercial plot (attracts 10%)  Number of plots  232 SQM  464 SQM

PAYMENT PLAN:  Outright  12 Months  Corner piece plot(s) attracts 10% of land cost

**SIGNATURE OF SUBSCRIBER\*** \_\_\_\_\_

**NAME\*** \_\_\_\_\_

**DATE\*** \_\_\_\_\_

### FOR REFERRAL DETAILS

**NAME\***

**DATE\***

**PHONE NO**

**EMAIL**



# TEHILLA GARDENS PHASE II OWERRI

## OUTRIGHT ONLY FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS OF TRANSACTION

**Q1. WHERE IS TEHILLA GARDENS PHASE 2 OWERRI?**

A. TEHILLA GARDENS PHASE 2 OWERRI is an undeveloped parcel of land situated along Aba-Owerri Road at Ngo-Okpala Community – Ngo-Okpala LGA, Owerri, Imo State.

**Q2. WHO ARE THE OWNERS/ DEVELOPER OF TEHILLA GARDENS PHASE 2 OWERRI?**

A. PWAN HOMES LTD, a Leading Real Estate Company and Folkland Property Development Company (FPDC), a leading player in the Construction sector of the economy with offices in Lekki, Lagos State and Owerri Imo state.

**Q3. WHAT TYPE OF TITLE DOES TEHILLA GARDENS PHASE 2 OWERRI HAVE ON THE LAND?**

A. Registered Power of Attorney from the customary owners, Registered Survey Plan and Contract of sale between PWAN HOMES and Attorney Holders.

**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?**

A. (a) Monthly Payment of N150,000 only per plot on 12months instalment for 464sqm & N75,000 only per plot on 12months instalment for 232sqm.

(b) Outright payment N1,620,000per plot for 464sqm & N810,000 per plot for 232sqm

(c) Change/Correction of Name(s) attract N10,000 charges (Subject to review)

(d) Transfer of Ownership attract 10% of land cost

(e) N.B :- Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract which could result in termination or revocation of the contract/OR attract N10,000 default charge of the monthly instalment payment.

**Q6. WHAT IS THE SIZE OF THE PLOT?**

A. 464sqm and 232sqm (50ft by 100ft and 50ft by 50ft)

**Q7. IS THE ROAD TO THE ESTATE MOTORABLE?**

A. Yes the road to the estate is motor able.

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

(a) Deed of Assignment: N100,000 only per plot for 464sqm & N100,000 only per plot for 232sqm. (Subject to review)

(b) Survey Fee: N150,000 only per plot for 464sqm & 232sqm. (subject to review) Survey plan with Company's name attract double charges

(c) Corner Plot demarcation: N50,000 only per plot (Subject to review)

(d) Development Fee: N500,000 only per plot for 464sqm & 232sqm. (Subject to review)

**Q9. WHEN DO I MAKE THE OTHER PAYMENTS?**

A. (i) Deed of Assignment, Provisional Survey Fee and Corner Plot demarcation payment can be made immediately.

(ii) Development Fee can be made before or after physical allocation.

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

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

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

A. (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 will be done in the 2nd year and Other Infrastructures will commence the 3rd year.

**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 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 LSG afterwards.

**Q 14. CAN I RE-SELL MY PLOT/PROPERTY?**

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

B. 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 HOMES LTD at its designated Banks. Otherwise, cheque(s) should be issued in favour of PWAN HOMES Ltd. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

**Q16. Is PWAN HOMES LTD AML/CFT compliant?**

A. Yes

**Q17. What happens if I cannot continue with my payment? Can I request for a refund?**

A. Yes, you can apply for refund. 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 be paid according to the payment plan used for the subscription less 40% (Administrative Fee and Others).

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

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

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....

24-11-2017