



**PWAN
STARS**

THE PINNACLE ANNEX

OFF MONASTERY ROAD, SANGOTEDO

SUBSCRIPTION FORM

ESTATES & CONCERNS LTD.

TYPE OF PLOTS: CORNER PIECE PLOT(S) (ATTRACTS 10%) PLOT SIZE NUMBER OF PLOTS:

PAYMENT PLAN **OUTRIGHT**

PURPOSE OF INVESTMENT IMMEDIATE DEVELOPMENT DEVELOPMENT WITHIN 1 YEAR AND ABOVE
 DEVELOPMENT WITHIN 3 - 6 MONTHS LONG TERM INVESTMENT (LAND BANKING)

PWAN STARS ESTATES AND CONCERNS LT D (Zenith Bank PLC – 1015531484/GTBANK PLC - 0473048344)

**AFFIX
A PASSPORT
PHOTOGRAPH**

SECTION 1: SUBSCRIBERS DETAILS

NAME:
First Name Middle Name Surname

NAME OF SPOUSE (If Applicable)
First Name Middle Name Surname

ADDRESS

DATE OF BIRTH GENDER* MALE FEMALE
DD MM YYYY

MARITAL STATUS* NATIONALITY*

OCCUPATION EMPLOYER'S NAME

COUNTRY OF RESIDENCE

EMAIL ADDRESS*

TELEPHONE NUMBER* MOBILE NUMBER* PREFERABLY WHATSAPP ENABLED

PLEASE INDICATE YOUR NAME(S) AS IT SHOULD BE STATED IN YOUR TITLE DOCUMENTS

NAME:

HOW DID YOU HEAR ABOUT THIS PROJECT REFERRAL SOCIAL MEDIA WEBSITE OTHERS

SECTION 2: NEXT OF KIN

NAME ADDRESS
PHONE NUMBER
EMAIL ADDRESS RELATIONSHIP

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* _____

REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

INSTAGRAM HANDLE

DATE OF BIRTH
DD MM

_____, 2022

Dear Sir/Madam,

OFFER OF PLOT(S) OF LAND WITHIN THE PINNACLE ANNEX, SANGOTEDO, ETI-OSA LGA

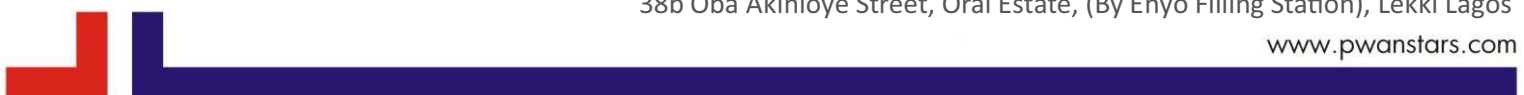
Thank you for your interest in The Pinnacle Annex, Sangotedo, Lagos.

We are pleased to offer you plot(s) of land within the above captioned estate for investment and/or residential use, under the following terms and conditions of sale "Subject to Contract".

- **NAME OF ESTATE:** The Pinnacle Annex
- **PLOT SIZE:** 300 SQM ONLY
- **LOCATION:** Off Monastery Road, Sangotedo, Eti-Osa LGA
- **PRICING STRUCTURE/PLOT:** N14,500,000 (*Outright Only*)
- **PAYMENT PLAN:** N/A
- **REGISTERED SURVEY FEE:** N1m for Individuals and N2m for Corporates
- **ALLOCATION FEE:** Included in Price
- **DEVELOPMENT LEVY:** Included in Price (N4.5m)
- **DEMARCATION FEE:** Included in Price
- **LEGAL FEE:** 5% on Price
- **CORNER PLOT:** 10% Premium (subject to availability)
- **TITLE:** Certificate of Occupancy

Signature: _____

Date: _____



- (A) This offer is valid for 7 days only and subject to availability. PWAN STARS Estates and Concerns Ltd ("PWAN STARS" or "the Company") reserves the right to offer new terms to the Subscriber if payment is not made within the stipulated terms and time frame.
- (B) The Subscriber should sign at the bottom of all pages. By signing this Offer Letter, the Subscriber(s) affirm that they know the location of the project, have done their due diligence and are satisfied with same. The Subscriber(s) also affirm that he/she/they have understood the scheme of investment/development and are aware of the details of the project.
- (C) Assignment of purchased property to third parties requires the consent and approval of PWAN STARS.
- (D) The development of the estate will cover amenities such as land clearing, security building construction, gate house construction, landscaping and horticulture, perimeter fencing and road construction. Any amenities to be developed in the estate beyond what has been stated above, will be subject to an agreement by the estate plot owners and appropriate levies charged.
- (E) Payment of legal and survey fees is not a requirement for commencement of plot(s) development by the Subscriber. However, necessary approvals from the Company and the Government must be obtained before any construction work commences. The amounts advised in this letter are subject to review in line with prevailing statutory rates and/or other circumstances. Registration, lodgment and perfection of all title documents shall be at the cost of the Subscriber.
- (F) In the event of a default in the agreed payment plan, PWAN STARS shall at its sole discretion and without recourse to the Subscriber, elect to either reclassify the subscription to a new payment plan based on new terms, offer the property at the prevailing market price, or rescind the Offer without any liability to the Company. In the instance of a rescindment, the Subscriber shall be entitled to a refund of any deposits paid to PWAN STARS without any interest and less a 40% administrative charge. After rescinding the Offer, PWAN STARS shall only be obliged to make the refund to the Subscriber when the property has been sold off to another Subscriber.
- (G) Where for any reason whatsoever, a Subscriber elects to terminate the purchase contract before completion of full payment, the Company shall be required to refund the deposits made within a period of three months, less 40% of the sum contributed to cover administrative and other fees. Third party or proxy payment will not be allowed for all refunds.
- (H) Allocation on the estate layout and on site shall be done at a date to be advised by the Company and upon confirmation that the Subscriber has completed full payment of the plot(s) subscribed to, including any default levies or fees charged by PWAN STARS. The Company reserves the right to re-allocate a Subscriber whose allocated plot(s) remains undeveloped for a period of 3 months after allocation. Such Subscriber shall be liable to a plot maintenance levy of N30,000 per plot (subject to review) for every 3 months that the plot(s) remains undeveloped.
- (I) The Company shall manage the estate using her bye-laws, building controls, facility management agreements and take appropriate measures to ensure peace, progress and success of this estate at all times. Acceptance of this Offer means that you have also accepted to cooperate with the provisions of the estate management and its guidelines.
- (J) All the communications sent by PWAN STARS to the Subscriber at the given address indicated in the subscription form shall be deemed to have been received by the Subscriber either by email or by any other form of communication. PWAN STARS shall continue to correspond with the Subscriber at the address mentioned in the subscription form unless a change of address is given in writing and such changed address is acknowledged by PWAN STARS. Any such communication sent by PWAN STARS for whatever reason, is deemed as received by the Subscriber(s) and the Subscriber(s) agree(s) to abide by the content of such communication.
- (K) PWAN STARS shall not be liable for any representation, undertaken, promise or assurance by any third party. PWAN STARS' liability shall be limited to the representation expressly stated in this Offer Letter, agreement or any document executed by the Company, staff or its principal members.
- (L) The Subscriber(s) declare that they have read and understood the terms and conditions herein.

Upon acceptance of this offer which will require the filling of our Subscription Form and signing an acceptance below, kindly let us have your payment in the form of direct transfer, bank draft(s), and/or Standing Order (in case of installment payment) drawn in the favour of **PWAN STARS ESTATES AND CONCERNS LTD (Zenith Bank PLC – 1015531484/GTBANK PLC - 0473048344)**.

Yours Faithfully,
For: **PWAN Stars Estates and Concerns Ltd**



AUTHORISED SIGNATORY



AUTHORISED SIGNATORY

ACCEPTANCE:

I/We,..... accept this offer on the terms and conditions stated above and willingly subscribe to your project.

Signature: _____

Date: _____