SUBSCRIPTION FORM

A Place of Comfort, Peace & Happiness

BY GOLDCOAST



N 2.2M 600 SQM PLOT

N2M PER 500 SQM PLOT

N12M 300 SQM PLOT

(INSTALLMENT PLAN AVAILABLE)





REGISTERED SURVEY





Plot C20 Conservation Court Estate, Conservation Road, Eleganza Bus-Stop Lekki Lagos.





SUBSCRIPTION FORM

TYPE OF PLOTS:	RESIDENTIAL	COMMERCIAL (ATTRACT	rs 10%)	COR	NER PIE	CE PLOT(S) (ATT	RACTS	10%)			
PAYMENT:	OUTRIGHT	INSTALLMENT										
NUMBER OF PLOTS:	PLOT SIZE: 300SQM 500SQM 600SQM AFFIX											
PAYMENT PLAN:	0-3 MONTHS 0-6 MONTHS A PASSPORT PHOTOGRAPH											
SECTION 1:	SUBSCRIBER	R'S DETAILS										
_		. Fields marked with asteris	sks (") are m	andator	y. Tick bo	oxes whe	re appr	opriate	e.			
NAME*												
Mr. Mrs. Miss.	Others Surna	me		Other Na	mes							
NAME OF SPOUSE	*											
ADDRESS*	Surname			Other Na	mes							
ADDRESS												
DATE OF BIRTH* MALE FEMALE												
MARITAL STATUS*			NA	TIONAL	ITY*							
OCCUPATION			EMPLOY	ER'S NA	AME							
COUNTRY OF RESI	DENCE			LAN	GUAGE S	POKEN						
EMAIL ADDRESS*												
TELEPHONE NUME	BER*			МО	BIEL NU	IMBER*						
SECTION 2:	NEXT OF KIN	N										
NAME				AD	DRESS							
PHONE NUMBER												
EMAIL ADDRESS												
SECTION 3: SU	JBSCRIBER'S D	DECLARATION										
l				h	ereby aff	irm that a	all infor	mation	provide	ed as a	requirem	ent for the
•	in IDERA BY GOLD	OCOAST, Located in IGBC ation given by me may resu	DU EPE LA	AGOS S	STATE							
SIGNATURE OF SUB	SCRIBER*											
NAME*							D	ATE*				
NAME*												
DATE*				SERIA	L NUMB	ER*						
PHONE NO								D.O.	B* D	D	M M	YY
EMAIL												





Q1. WHERE IS ÌDÈRA ESTATE?

Ìdèra Estate Epe is Situated in Igbodu community Epe.

Q2. WHY SHOULD I BUY ÌDÈRA ESTATE

Idèra Estate Epe enjoys proximity to Augustine's University, Lagos State University Epe Campus, Yaba College of Technology Epe Campus, and lots of other notable infrastructures in Epe LGA, Lagos State, Nigeria

Q3. WHO ARE THE OWNERS OF IDERA ESTATE BY GOLDCOAST?

PWAN GOLD INVESTMENT AND ESTATES LIMITED

Q4. WHAT TYPE OF TITLE DOES

ÌDÈRA ESTATE has SURVEY & DEED OF ASSIGNMENT

Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q7. WHAT PLOT SIZE(S) IS AVAILABLE?

300sqm, 500sqm, and 600sqm.

08. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

- (a) 1.2 Million (300 SQM) (b) 2 million(500sqm)
- (c) 2.2 million (600sqm) Installment plan available

NB: The Company reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.

- (d) (i) Corner-piece plot attracts additional 10% of land cost
 - (ii) Commercial plot attracts additional 10% of land cost
 - (iii) Corner-piece & Commercial plot attracts additional 20% of land cost.
- (d) Non-payment of the monthly installments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result in termination or revocation of the contract/ OR attract default charge of 5% of the month payment or 5% of the total balance upon demand, OR 5% of the outstanding payment for every month of default after payment expiration. The company reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable.

Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

- (A) Development fee will be communicated later
- (B) Survey fee 100,000
- (C) Deed of Assignment 100,000
- (D) Plot Demarcation 60,000

Q11. WHAT DO 1 GET AFTER ALLOCATION?

Allocation Document would be issued within three (3) months after payment and physical allocation has been done, in order of subscription. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate. NOTE: Allocation is to be done after payment of Documentation Fee.

Q13. WHAT DO 1 GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgement of subscription, receipt of payment; and installment payment receipt(s) for further installments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels (Instagram); @pwangoldltd (Tiktok); @pwangoldltd

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

(a) Final Payment Receipt, Payment Notification Letter, and Contract of Sale.



Q15. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation provided that development fee has been paid. Fencing & Gatehouse to be constructed within the first year of introducing the estate and other infrastructure will commence from the 2nd year with regard to the general level of development in the area.

Q16. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

NO. There is no time frame for commencement of work on your plot of land. Commencing of work on your land, is at your convenience.

Q17. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING 1 CAN CONSTRUCT IN THE ESTATE?

NO. But, note that 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) e.t.c. All building design must conform to the required set back & building control Delta State Government.

Q18. CAN I RE-SELL MY PLOT/PROPERTY?

A. Yes, a subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN GOLD would require you (the seller) to furnish the company with details of the new buyer. PWAN GOLD does not sell on behalf of subscribers.

B. 10% of the land consideration paid by you will be payable by the new buyer directly or through you to the Company for Transfer of Title Documentation.

Q19. CAN I PAY CASH TO YOUR AGENT?

NO, you are not permitted to pay cash to our agent. We strongly advise that cash payments should only be made into PWAN GOLD at its designated Banks stated Below, as we shall not be held Liable for any misappropriation of funds by agent and wrong payment into an account not designated to PWAN UNIQUE Otherwise, cheque(s)/bank drafts should be issued in favour of PWAN GOLD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q20. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN 1 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 120 days' written/ email notice to process your refund request and a further 60 days if the process isn't completed after the first 120 days. The refund shall be processed and paid less 40% (Administrative, Logistics & Agency Fees). For refunds that are requested for after the expiration of the payment plan, demurrage/ default fees will be deducted from the refundable amount

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY ME AND 1 ACKNOWLEDGE RECEIVING A COPY OF IT

NAME	SIGNATURE	DATE								
NAME	SIGNATURE	DATE								
*If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. MR PWAN GOLD (trading in the name & style of IDÈRA ESTATE). A company must also attach a board resolution authorizing the purchase.										
Impression of the common seal subscriber is a company>>>> Subscription form must be signed by two directors or a directo Where subscriber is a company										

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF:



CONTACT ADDRESS:

PWAN GOLD LEKKI OFFICE: Plot C20 Conservation Court Estate. Conservation Road, Eleganza Bus-Stop Lekki Lagos.



