



ESTATES & CONCERNS LTD.

# THE PINNACLE ESTATE SUBSCRIPTION FORM

**SANGOTEDO**

NUMBER OF PLOTS:  CORNER PIECE (ATTRACTS 10%)  PLOT SIZE:  300 SQM

PWAN STARS ESTATES AND CONCERNS LTD (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     
*DD MM YYYY*

GENDER\*  MALE  FEMALE

MARITAL STATUS\*

OCCUPATION  EMPLOYER'S NAME

COUNTRY OF RESIDENCE  NATIONALITY\*

EMAIL ADDRESS\*

PREFERRED MOBILE NUMBER  PREFERABLY WHATSAPP ENABLED SECONDARY MOBILE NUMBER

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*

\_\_\_\_\_, 2023

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear Sir/Madam,

**OFFER OF PLOT(S) OF LAND WITHIN THE PINNACLE ESTATE, SANGOTEDO, ETI-OSA LGA (SUBJECT TO CONTRACT)**

Thank you for your interest in The PINNACLE Estate, Sangotedo, Lagos.

We are pleased to offer you plot(s) of land within the above captioned estate for investment and/or residential use.

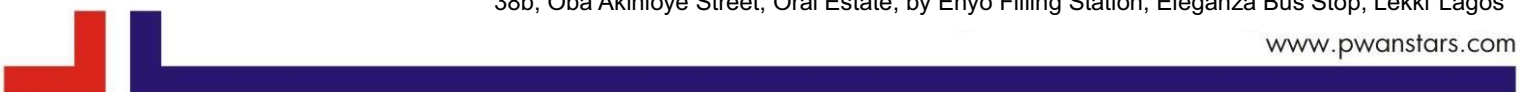
Further details of the scheme are as provided below:

- **NAME OF ESTATE:** The PINNACLE Estate
- **PLOT SIZES:** 300SQM
- **LOCATION:** Off Monastery Road, Sangotedo, Eti-Osa LGA
- **PRICE:** N15,000,000
- **INFRASTRUCTURE LEVY:** N15,000 per sqm
- **ALLOCATION FEE:** Included in Price
- **DERMACTION FEE:** Included in Price
- **LEGAL FEE:** 5% on Price
- **SURVEY FEE:** See T&Cs Below
- **CORNER PLOT:** N/A
- **TITLE:** CERTIFICATE OF OCCUPANCY

*\*See Terms and Conditions Below*

**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. The Subscriber should sign at the bottom of all pages. By signing this Offer Letter, the Subscriber(s) affirm that they are aware of the details of the project, have done their due diligence and are satisfied with same.
- (B) Assignment of purchased property to third parties requires the consent and approval of PWAN STARS. Any transfer charges relating to such title transfers is fully waived and title documents will be issued to the new buyer on a complimentary basis.
- (C) 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.
- (D) 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 without recourse to the Subscriber in line with prevailing statutory rates and/or other circumstances. Registration, lodgment and perfection of all title documents including Survey Plans shall be at the cost of the Subscriber.
- (E) In the event of a default in the agreed payment plan, PWAN STARS shall at its sole discretion and without recourse to the Subscriber, offer the property at the prevailing market price, or rescind this 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.
- (F) 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, and a further two months if the process is not completed within the first three months, less 40% of the sum contributed to cover administrative and other fees. Third party or proxy payment shall not be allowed for all refunds.
- (G) 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 for the plot(s) subscribed to, including any default levies or fees charged by PWAN STARS. Maintenance of allocated plots is the full responsibility of the subscriber and any costs incurred by the Company to maintain the relevant plot(s) shall be transferred to the Subscriber at prevailing rates. The Company reserves the right to re-allocate plots in the overriding best interest of the estate. Should the need arise, the Company reserves the right to allocate plots to similar estate schemes outside this estate with no cost to the Subscriber whatsoever.
- (H) The Company shall manage the scheme using her bye-laws, building controls, deed restrictions, 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.
- (I) 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.
- (J) Due to the nature of the topography of the land, a sand filling levy of N5,000 per sqm shall be applicable. This is required for funding the sand filling of the common areas of the entire estate. Subscribers are responsible for sand filling their respective plots.
- (K) The Subscriber shall pay and discharge its share of all future levies and other taxes, duties, assessment impositions and other out-goings of an annual and recurrent nature, which are now or may at any time hereinafter during the term hereby created to be charged, levied, assessed or imposed upon the property by Federal, State or Local Government.
- (L) 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.
- (M) 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 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: \_\_\_\_\_