

# Jankara Ode

**WAREHOUSING** ESTATE

A DEVELOPMENT BY **PWAN  
MAX**

...AFFORDABILITY + STRATEGIC LOCATION...

**SUBSCRIPTION  
FORM & FAQ**



# Jankara Ode

WAREHOUSING ESTATE

A DEVELOPMENT BY 

## SUBSCRIPTION FORM

### INSTRUCTIONS

Please read this form carefully before filling same.

- 1) Please supply accurate information only (All information supplied will be treated as confidential).
- 2) The passport photo to be attached must be recent one and reflect the true likeness of the individual applying or that of an authorising officer of the establishment making this application.
- 3) Direct enquiries to PWAN MAX PROPERTY & BUSINESS SOLUTIONS LTD.
- 4) Names will appear on your title documents as filled on this form.
- 5) Filling this form without payment of deposit does not create any obligation between subscriber(s) and the company.

### PERSONAL INFORMATION

TITLE

SURNAME

FIRST NAME

OTHER NAME

NAME OF SPOUSE

*If Applicable*

RESIDENTIAL ADDRESS

AFFIX A  
PASSPORT  
PHOTOGRAPH

PHONE NUMBER(S)

EMAIL ADDRESS

DATE OF BIRTH

/ /

NATIONALITY

MARITAL STATUS

OCCUPATION

PLACE OF WORK

ADDRESS(WORK/OFFICE)

### NEXT OF KIN INFORMATION

NAME

RELATIONSHIP

PHONE NUMBER

EMAIL ADDRESS

ADDRESS

## CORPORATE INFORMATION

COMPANY NAME

INDUSTRY

PHONE NUMBER

EMAIL

ADDRESS

PLEASE TICK PROVIDED DOCUMENTS

- COPY OF CERTIFICATE OF INCORPORATION     BOARD RESOLUTION AUTHORIZING PURCHASE  
 FORM CAC 7 {PARTICULARS OF DIRECTOR}     DIRECTORS VALID ID {AT LEAST 2}

### Acceptance & Undertaking

We, whose particulars areas stated in the attached application form do hereby affirm that we have read and clearly understand the terms and conditions contained herein to be bound by same. We certify that all information given by us is true and correct to the best of our knowledge.

Signature Of [Director]:..... Signature Of [Director2/Secretary]:..... Date:.....

## PROPERTY INFORMATION

**PURPOSE FOR SHOP** PLEASE TICK YOUR PURPOSE FOR THE SHOP

- PHARMACY     FABRIC STORES     GROCERIES     PLUMBING MATERIALS     ELECTRICALS  
 ELECTRONICS     FASHION     CORPORATE OFFICES     BANKING

**NUMBER OF SHOPS**

**NUMBER OF BOX**

- GROUND FLOOR     UPPER FLOOR

- GROUND FLOOR     UPPER FLOOR

**Declaration:** I hereby affirm that all the information provided in this application is correct. Any inaccurate or false information may invalidate my request.

Name:..... Signature:..... Date:.....

## REFERRAL DETAILS

NAME

PHONE NUMBER

EMAIL

## PAYMENT GATEWAY

All Payment Should Be Made In Favour Of

**PWAN MAX PROPERTY & BUSINESS SOLUTIONS LTD.**

 **access 1466417908**

Contact Address: Oj & Marc Business Complex, Km42, Lekki Epe Expressway Opp. Children's Place, Alfa Bus Stop, Sangotedo, Ajah, Lekki, Lagos



### Q1. Where is JANKARA-ODE LOCATED?

JANKARA-ODE is Along Epe- Ijebu Ode Highway, Just After The New Toll Gate, Ijebu, Ogun State

### Q2. WHY SHOULD I BUY INTO JANKARA-ODE?

JANKARA-ODE is envisioned as a state of the art complex with ultra modern facilities for business and commercial. It is located along Epe-Ijebu Ode highway, just by the New toll gate. This offers access to both the Lagos and Ogun market potentials

### Q3.WHO ARE THE OWNERS/DEVELOPERS OF JANKARA-ODE ?

PWAN MAX PROPERTIES AND BUSINESS SOLUTIONS LTD are the owners and developers of JANKARA-ODE

### Q4. WHAT TYPE OF TITLE DOES JANKARA-ODE HAVE?

Certificate of occupancy ( C of O ) Ogun state (in view)

### Q5. WHAT IS THE PAYMENT STRUCTURE FOR JANKARA-ODE ?

The purchase price is payable either in full outright or in installments as offered on payment plans communicated within the marketing material.

#### OTHER INFORMATION TO NOTE

- (I)Application fee of N200,000
- (II)Initial deposit of at least 10% of the total price is required to validate subscription into JANKARA-ODE
- (ii) Payment by cheques shall only be acknowledged when payments are received in cleared funds by the vendor.
- (iii) Violation of the payment plan policy attract the stipulated interest and beyond that is based on the discretion of the vendor

### Q6.WHEN DOES INSPECTION TO JANKARA-ODE HOLD?

Inspection is held daily at JANKARA-ODE 10AM TO 2AM. Monday - Saturday, Sundays on special requests.

### Q7. WHAT DOCUMENT WILL I GET AFTER COMPLETING PAYMENT OF THE SHOPS?

Completion payment receipts, shop sales agreement, allocation notification letter is issued after physical allocation is done

### Q8. WHAT OTHER PAYMENT DO I MAKE ? (SUBJECT TO BE REVIEW)

- (a) 10% Documentation Fee For Shop Sales Purchase agreement, deed of assignment

### Q9. WHAT DOCUMENTATIONS WILL I GET?

#### Full documentation shall comprise the following:

- (a) Shop Sales Purchase agreement "issued receipt of payment of specified minimum initial payment price
- (b) Deed of assignment "issued receipt upon full payment of the purchase price and documentation fee.
- (c) shop owners agreement"issued upon full payment of the purchase price.

The applicant will be responsible for the perfecting title to the allocated unit(where necessary) and shall be required to comply with the mails rules and regulation as provided by the vendor.

### Q10. WHEN DO I MAKE OTHER PAYMENTS?

Documentation fee is payable alongside the price of the unit (on outright payment or upon completion of payment for the unit (s) and can be paid either on installment( over a maximum 3 months period after physical allocation) or outright basis before or after unit allocation.

### Q11. WHAT DO I GET AFTER THE INITIAL DEPOSIT AND FOR FURTHER INSTALLMENT?

A SALES RECEIPT OF PAYMENT FOR INITIAL DEPOSIT AND LETTER OF ACKNOWLEDGEMENT" AND FURTHER INSTALLMENT PAYMENT RECEIPT FOR FURTHER PAYMENT. MAIL UPDATES ARE REGULARLY SENT VIA EMAILS AND OUR SOCIAL MEDIA CHANNELS. CUSTOMERS ARE ENCOURAGED TO FOLLOW US ON OUR SOCIAL MEDIA CHANNELS.

IG: PWANMAX | YOUTUBE @MAXTV | TIKTOK @PWANMAX | FACEBOOK @PWANMAX.

### Q12. WHEN WILL THE UNITS BE ALLOCATED TO ME?

This will be in accordance with the payment(s) plan,and in a minimum of six months upon completion of payment.

**Q13. CAN I TRANSFER MY PROPERTY?**

Yes you can, this will be done by the vendor. (terms and Conditions Apply)

**Q14. WHAT HAPPENS IF I CANCEL BEFORE ALLOCATION OF MY UNIT?**

Cancellation of the transaction by the applicant for any reason whatsoever shall attract a charge equivalent to twenty percent (20%) of the applicant total deposit sum. the vendor shall not be liable to make any refund to the exciting purchasers until the vendor has received funds corresponding in values to the amount to be refunded from a third party purchaser. for avoidance of doubt, the vendor shall not be obliged or obligated to procure a third party to acquire the applicant interest in the property.

**Q15. WILL THERE BE PAYMENT OF SERVICE CHARGE?**

Applicant shall be required to pay in advance to the developer a service charge for maintaining the common areas in the mail pending the establishment of the standard operating procedure of the mail. The full cost of the service charge payable on each of the property will be communicated to all applicants and a deposit sum for the first two years shall be paid alongside the purchase price prior to the issuance of a deed of assignment by the vendor to the applicant.

**Q16. WHO MAINTAINS THE COMMON AREAS?**

The Common areas and facilities shall be held and managed exclusively by the vendors or its appointed project facility manager(s).

**Q17. CAN I PAY CASH TO YOUR AGENT?**

We strongly advise that cash payment should only be made to PWAN MAX BUSINESS at its designated banks. Otherwise, cheque(s) backdrafts should be issued in favor of PWAN MAX BUSINESS AND SOLUTIONS. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

**Q18. WHAT HAPPENS UPON REVOCATION OF THE TRANSACTION?**

The vendor shall be liberty to revoke an applicant subscription at any time if the applicant fails to meet the purchase requirements or adhere to the terms and conditions stated herein.

In the event of revocation, they shall not be liable to make any refund to the existing purchaser until the vendor has received funds corresponding in the value to the amount to be refunded from a third party applicant. For avoidance of doubt, the vendor shall not be obliged to procure a third-party to acquire the purchaser's interest in the property. Revocation or termination of subscription arising as a result of the failure of the applicant to meet payment obligations shall attract an administrative fee of 20% (twenty percent) of the applicant's deposit.

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

Name:..... Signature:..... Date:.....