

MOWE MEGA CITY

MOWE OFADA

SUBSCRIPTION FORM



Subsidiary of Tawirus Tech

INSTRUCTIONS:

PLEASE READ THIS FORM CAREFULLY BEFORE FILLING

1. This form should be completed in BLOCK LETTERS only
2. Please supply accurate information only (All information supplied will be treated as confidential)
3. The passport photo to be attached must be a recent one and reflect the true like-ness of the individual applying or that of an authorizing officer of the establishment making the application.
4. Direct enquiries to Pillarcom Homes, subsidiary of Tawirus Tech. (find office address overleaf)
5. Names will appear on your title documents as filled on this form. Any subsequent alteration on your documents will attract the sum of N50,000
6. Filling this form without payment of deposit does not create any obligation between subscriber(s) and the company.

AFFIX PASSPORT
PHOTO HERE

ESTATE NAME

Date

PERSONAL DATA:

Title Surname

First Name Other Name

Marital Status Date of Birth

Residential Address

E-mail

Mobile Home Telephone

NEXT OF KIN:

Full Name

Relationship Mobile

Address

Occupation

E-mail

CURRENT EMPLOYMENT DETAILS:

Employer Designation

Address

Telephone

PLEASE TURNOVER →

PLOT SIZE & COST:

150SQM 300SQM 500SQM ACRE(S)

PAYMENT PLAN

FOR 500SQM

Outright (0-3months) **N1,000,000** (4-6months) **N1,200,000** (7-10months) **N1,400,000**

FOR 300SQM

Outright (0-3months) **N700,000** (4-6months) **N900,000** (7-10months) **N1,100,000**

FOR 150SQM

Outright (0-3months) **N400,000** (4-6months) **N500,000** (7-10months) **N650,000**

1Acre

Outright (0-3months) **N6,000,000** (4-6months) **N7,000,000** (7-10months) **N8,000,000**

3Acres

Outright (0-3months) **N18,000,000** (4-6months) **N21,000,000** (7-10months) **N24,000,000**

5Acres

Outright (0-3months) **N30,000,000** (4-6months) **N35,000,000** (7-10months) **N40,000,000**

Number of Plot(s) or ACRE(S)

Cost Of Land
N

To be determine by your preferred payment plan and plot size

Commercial Plots 1,000sqm

Outright (0-3months) **N3,000,000** (4-6months) **N3,200,000** (7-10months) **N3,400,000**

PAYMENT TERMS:

- All payment shall be infavour of **TAWIRUS TECH / FCMB-3796413019/ZENITH-1215932386**
- We accept no liability for cash payment to any person or group of persons
- All plots allocation shall be done on a first come first serve bases on full payment

DECLARATION:

I/We

of

Do hereby solemnly and faithfully declare that all the information given above is truly mine.

- I/We shall pay the sum ofbeing first instalment outright payment part payment
- I/We understand that total payment less than N200,000 can not be refunded.
- I/We understand that my/our inability to complete the total payment at the _____ months period, will lead to the cancellation of my contract.
- I/We understand that all payment shall be made into our designated bank account in cash, cheque/draft, transfer on or before your payment due date
- I/We understand that any default shall attract 5% of the total outstanding balance in every defaulted month;
- **I/We have read and understand the property Terms and conditions**
- I/We _____ agree to the above terms and conditions as the guide to this transaction and sign thus

Applicant's Signature & Date

FOR OFFICIAL USE ONLY:

Realtor's Name

Phone Number

E-mail



Head Office: Suite 58, Asucon Plaza, 513 Ikorodu Road, Ile-Ile B/Stop Ketu, Lagos
Tel: +234 802 253 5828, +234 907 934 5111 **Email:** info@pillarcom.net

TERMS AND CONDITIONS

1. Mowe Mega city is locate in Erufu village, of orile- itori ode, abule otun, Owode Obafemi Local government area, Ogun state
2. Mowe Mega City is own by Pillarcom Network Properties, a subsidiary of Tawirus Tech
3. What document does these estates have?
Ans:Mowe Mega City is a free hold with Survey and they are free from Government Acquisition, adverse claims or any form of encumbrance.
4. Mowe Mega City road are motorable down to the estate.
5. The transaction process flow are as follows:
 - Collect the form, fill it and return it to the Office.
 - Payment for land
 - Collect Invoice via email
 - Collect contract of sales
 - Clients sign the contract of sale, and return a copy to the office
 - Payment for allocation/documentation
 - Payment for development levy
 - Get physical allocation of plot(s) and issuance of allocation letter
 - Collect Deeds
6. A contract of sale and a receipt of payment will be issued when a deposit is made.
7. The subscriber shall be entitled to deed of assignment upon completion of full payment.
8. Choose a payment plan, and adhere strictly to the payment duration, non compliance shall lead to termination of contract.
9. Allocation of land to subscriber shall take place upon completion of full payment.
10. Payment for allocation, documentation is completed within a month..
11. Check the table below for documentation breakdown to pay per plot

150sqm	300sqm	500sqm	1Acre	3Acres	5Acres
N200,000	N200,000	N 300,000	N 1,800,000	N 3,000,000	N 5,000,000
12. Instant allocation is only applicable for outright payment of Acre(s) of land
13. You can start Building on the Land after Physical Allocation and Payment of the Stipulated Fee which include development levy
- 14 . You have the freedom to build your kind of house such as Bungalow, Block of Flats, detached houses (duplex). Note "Face-Me-I –Face – you" (Tenement Building) 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 government afterwards.
15. After the payment of initial deposit, you are expected to pay the balance monthly as non-payment as at when due will be treated as a breach of contract, which can either result in termination or revocation of the contract if default persist more than 2months and your money refunded less 45% administrative charges.
16. Basic infrastructure such as road network, Standard Security, gate house, Electricity, Standard Security, Drainage, will be jointly executed jointly carried out by the company and the occupant.
17. Depending on the size of your land, you shall make development payment before you can commence any development project on your site.

18. Development Levy:

150sqm	300sqm	500sqm	C1000sqm	1Acre	3Acres	5Acres
N400,000	N400,000	N500,000	N1,500,000	N3,000,000	N8,500,000	N14,000,000

19. Payment for development levy is review upward if not paid or fully paid on time, the prevailing market value as at the review is applied

20. After you get your land (usually after a year), there's a yearly fee of N70,000 per plot. This helps us keep your plot clean and safe all year round, especially if you're not ready to build. For your convenience, you can pay this amount in installments. Please note, this fee might be adjusted in the future if market costs go up, ensuring your property continues to be well-maintained and gains value consistently.

21. As a forward thinking company, we focus on ensuring rapid development in the Estate and in the community, we also ensure that your property gain highest possible value in appreciation within a short period of time, as a result of this, we encourage all property owners within the estate to have commenced development on their plot(s) within 5 years of allocation. Property left fallow and/or unkept after 5years of allocation may lead to reallocation or refund less administrative fee.

22. Understanding Your Payment Plan:

It's important to keep up with your payment plan. If a payment is late, a 10% interest charge will be added to your outstanding balance each month.

If you fall more than 3 months behind on payments and don't contact us, we might consider the agreement canceled. In that case, you would either get a refund of your money minus an administrative fee, or if you're still interested, you can restart your purchase at the current next instalment plan price, with your previous payments counting towards it.

For those making outright or 0-3 months payments plan, if you miss a payment, the next payment plan will apply to your purchase. This can be avoided if you inform us beforehand and we reach an agreement.

23. Should you choose to sell your land, you shall be required to pay a transfer fee of 10% current value per plot, this payment shall be made before title is transferred to the new subscriber. the payment can be made by either you or the new buyer.

24. Downgrading the property land size bought will amount to 20% loss, in cost of the previous land subscribed to,

25. Refund can be made if a subscriber defaulted in making payment as at when due or subscriber is no longer interested in the property again while making instalment payment or after making full payment. For property already allocated, The refund would be made when a new buyer is gotten for the property, While for property not allocated yet shall take up to 6months before refund is completed. In a situation where the company could not meet up with the previous 6month, more time should be given until all refund is made. Refund would be done less 45% administrative charges of the total value paid.

26. Buying Mowe Mega city Commercial plots attract different cost price, Corner piece plots Attract additional 25% of land cost. Residential plot cannot be converted to commercial plots, Rather you can be re-allocated if what you need is commercial plot.

27. All payment should be made into any of these designated accounts **TAWIRUS TECH.**

FCMB: 3796413019 | **ZENITH BANK: 12159323826** | **WEMA BANK: 0122845758**

Ensure you have proof of payment and receipt of payment of all transaction made into the company's account because you may need to still present them before physical allocation.

(Please, fill and sign the Column below to indicate you have read and understand the contents of this document.)

Subscriber's Name:

Date:

Signature: