



Heartland SmartCity

BY CEDARWOOD

 **Freehold**  Amachai, Okpanam City, along Asaba-Benin Expressway,
near Wichtech Industries



**SUBSCRIPTION
FORM**

TYPE OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 10%) CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: OUTRIGHT INSTALLMENT 6 MONTHS 12 MONTHS

NUMBER OF PLOTS: **PLOT SIZE:** 464SQM

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling this form will attract correction fees.

AFFIX
A PASSPORT
PHOTOGRAPH

SECTION 1: SUBSCRIBERS DETAILS

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others _____

NAME:

DATE OF BIRTH: GENDER* MALE FEMALE

ADDRESS
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)

ROAD/STREET

TOWN/CITY/DISTRICT/STATE*

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

MARITAL STATUS* NATIONALITY*

TELEPHONE NUMBER* POSTAL CODE*

MOBILE NUMBER*

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

ADDRESS PROOF*

IDENTITY PROOF NAME

PHONE NUMBER

ADDRESS

EMAIL ADDRESS

SECTION 3: SUBSCRIBER'S DECLARATION

I, _____ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____

NAME* _____

Note* subscriber has to sign before an authorized PWAN PLUS personnel.

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

STATE/CITY OF RESIDENCE:



FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

**Heartland
SmartCity**
BY CEDARWOOD

Q1. WHERE IS HEARTLAND SMARTCITY BY CEDARWOOD?

HEARTLAND SMARTCITY BY CEDARWOOD is situated at Amachai Quarters, Okpanam in Oshimili North Local Government Area of Delta State. Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN PLUS BUSINESS CONCERN LTD office or with the designated sales representative. Free inspections hold Mondays to Saturdays. Take off time is 10am. NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

Q2. WHY SHOULD I BUY HEARTLAND SMARTCITY BY CEDARWOOD?

HEARTLAND SMARTCITY BY CEDARWOOD enjoys proximity to major government presence & commercial investment landmarks like Okpanam City Gate, Asaba International Airport, Witchtech Group, guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF HEARTLAND SMARTCITY BY CEDARWOOD?

PWAN PLUS BUSINESS CONCERNS LTD, multiple award-winning real estate company & winner of the "BEST REAL ESTATE COMPANY OF THE YEAR 2021"

Q4. WHAT TYPE OF TITLE DOES HEARTLAND SMARTCITY BY CEDARWOOD?

FREE HOLD. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

Q5. WHAT ARE THE COORDINATES OF HEARTLAND SMARTCITY BY CEDARWOOD?

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?

464sqm

Q8. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

(a) Outright payment (0-3 months)-N7,500,000 (464sqm) with minimum initial deposit of N1,500,000

(b) 6 months' installment- N 8,625,000 (464sqm) with minimum initial deposit of N1,500,000

(c) 12 months' installment- - N 9,750,000 (464sqm) with minimum initial deposit of N1,500,000

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

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....

(ii) Commercial plot attracts additional 10% of land cost

(iii) Corner-piece & Commercial plot attracts additional 20% of land cost.

(e) 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? (Subject to review within 12 months)

Deed of Assignment, Survey fees and Plot demarcation are all inclusive in the land consideration except the development fees.

(i) Primary Development Fee: N2,500,000 Development fees unpaid within 12 months of demand will attract 2.5% monthly appreciation value due to rising costs of building materials.

N/B: In the event that there is an unavailability of plots at the time of subscription /payment, one can be transferred to a new phase.

Q11. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Allocation Document would be issued within three (3) months after payment and physical allocation to be done during the annual dry season in order of subscription upon confirmation of 50% payment of development fees. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Survey Plan, Deed of Assignment and Plot Demarcation should be paid before Physical Allocation.
- (ii) Development fees should be paid either on outright upon demand. Installment payment of development fees will attract surcharges.

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

A letter of acknowledgement of subscription, receipt of payment and/or provisional allocation letter for initial deposit; 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 pwanpluswearetheheart (Facebook); @realpwanplus (YouTube & Instagram).

Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- (a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document
- (b) Deed of Assignment & Survey Plan within three (3) months of payment for Q10 (a) & (b), provided that allocation has been done.

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, satisfactory evidence of possession of plots by subscribers and payment of development fees by subscribers.

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....

