



SUBSCRIPTION FORM

# EXPERIENCE The grand Level of *Luxury*



**N20,000**  
PER SQM

» AVAILABLE PLOT SIZES

**300sqm | 450sqm | 600sqm**

# GrandIvoru

LAGOS STATE GOVERNMENT ALLOCATION  
IDERA HOUSING SCHEME, ELEKO, LAGOS

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF



**PWANPLUS Bus/Building Project Concerns Ltd. Acct. No: 0605161453**



**PWAN-PLUS Business Concerns Ltd-Building. Acct. No: 1017601291**

POWERED BY:



[pwanpluswearetheheart](https://www.facebook.com/pwanpluswearetheheart)



[@realpwanplus](https://www.instagram.com/realpwanplus)



[www.pwanplus.com](http://www.pwanplus.com)



2nd Floor, Trimetrix Towers, Lakeview Park 1 Estate, Berger Bus Stop, Lekki-Epe Expressway, Ajah, Lagos State.

## GRAND IVORY

NOTE: INSTANT PLOT RESERVATION AND ALLOCATION FOR SUBSCRIBERS

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

**PAYMENT:**  OUTRIGHT  INSTALLMENT

**NUMBER OF PLOTS:**  **PLOT SIZE:**  300SQM  450SQM  600SQM

*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)

OCCUPATION\*

ORGANIZATION NAME\*

EMAIL ADDRESS\*

ROAD/STREET/POST OFFICE\*

TOWN/CITY/DISTRICT/STATE\*

MARITAL STATUS\*  NATIONALITY\*

TELEPHONE NUMBER\*  POSTAL CODE\*

MOBILE NUMBER\*

### SECTION 2: IDENTITY PROOF OF NEXT OF KIN

#### IDENTITY PROOF\*

IDENTITY PROOF NAME

PHONE NUMBER

#### ADDRESS PROOF\*

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



No.: 0226820386



No.: 2032305474



No.: 1014841964



No.: 1023040127

# CEDARWOOD LUXURY GRAND IVORY

## FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS



### Q1. WHERE IS CEDARWOOD LUXURY GRAND IVORY?

**CEDARWOOD LUXURY GRAND IVORY** is situated at IDERA HOUSING SCHEME, LEKKI EXPRESSWAY, ELEKO, IBEJU-LEKKI LGA, LAGOS STATE

### Q2. WHY SHOULD I BUY CEDARWOOD LUXURY GRAND IVORY?

**CEDARWOOD LUXURY GRAND IVORY** enjoys proximity to major government presence & commercial investment landmarks like the Lekki Free Trade Zone, Dangote Industries, and the Eleko beach etc. guaranteeing high Return on Investment.

### Q3. WHO ARE THE OWNERS/ DEVELOPERS OF CEDARWOOD LUXURY GRAND IVORY?

PWAN PLUS BUSINESS CONCERNS LTD, multiple award-winning real estate company & winner of the "BEST REAL ESTATE COMPANY OF THE YEAR 2020"

### Q4. WHAT TYPE OF TITLE DOES CEDARWOOD LUXURY GRAND IVORY?

Lagos State Government Allocation. 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 CEDARWOOD LUXURY GRAND IVORY?

**592510.997mE, 716224.395mN**

### 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 & 450sqm & 600sqm

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

- (a) Outright payment (0-3 months)- **N6,000,000** (300sqm), **N9,000,000** (450sqm), **N12,000,000** (600sqm) with minimum initial deposit of **N1,000,000 for 300sqm & 450sqm and N2,000,000 for 600sqm.**
- (b) 6 months' installment- **N7,200,000** (300sqm), **N10,800,000** (450sqm), **N14,400,000** (600sqm) with minimum initial deposit of **N1,000,000 for 300sqm & 450sqm and N2,000,000 for 600sqm.**
- (c) 12 months' installment- **N 8,400,000 (300sqm), N12,600,000 (450sqm), N16,800,000 (600sqm) with minimum initial deposit of N1000,000 for 300sqm & 450sqm and N2,000,000 for 600sqm**

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.

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

28-05-2021

- 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.
- (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 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 12-24 months)**

- (a) Deed of Assignment: **N300,000** for 300sqm, **N450,000** for 450sqm and **N600,000** for 600sqm (per plot)
- (b) Survey Plan Fees: **N500,000** for 300sqm, 450sqm & 600sqm (per plot)
- (c) Plot Demarcation: **N50,000** for 300sqm, 450sqm & 600sqm (per plot)
- (d) Development Fee: **N5,000 per square meter** (Development fee covers the following: (1) Drainage construction (2) Transformers and Electrification (3) Tarred or interlocked roads (4) Building of special amenities (5) Landscaping and beautification of the estate. etc. NB: **Development fees unpaid within 12 months of allocation will attract 2.5% monthly appreciation value. TOTAL PACKAGE: N 8,350,000/plot (300sqm), N 12,250,000/plot (450sqm) & 15,850,000/plot (600sqm) on outright plan.**

**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 **provided that at least 25% of development fees has been paid.**

**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 installment (over a 12 months' period after physical allocation) or outright basis before or after physical allocation

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

A letter of acknowledgement of subscription, receipt of payment and 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.

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

**28-05-2021**

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

A. You can start building on the land after Physical Allocation. 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 and satisfactory evidence of possession of plots by subscribers.

B. Please select your proposed timeline for commencing building/development on your plot:  
6 MONTHS  1 YEAR  2 YEARS  3 YEARS

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

Yes. There must be evidence of active possession on your land within six months of physical allocation i.e. fencing of plot(s).

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

A. Yes, The 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). Note "Face-me-I –Face – you" (Tenement Building) and high-rise houses will not be permitted. All building design must conform to the required set back & building control of the estate and such design would be approved by the company and with Lagos State Government afterwards.

B. Please select your proposed or intended type of building:  
TERRACE  DUPLEX  OTHERS (SPECIFY)

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

Yes a subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN PLUS BUSINESS CONCERNS LTD would require you (the seller) to furnish the company with details of the new buyer. PWAN PLUS 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?**

We strongly advise that cash payments should only be made to PWAN PLUS BUSINESS CONCERNS LTD at its designated Banks. Otherwise, cheque(s)/bankdrafts should be issued in favour of PWAN PLUS BUSINESS CONCERNS LTD. 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 I 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 ninety (90) days' written/email notice to process your refund request and a further sixty (60) days if the process isn't completed after the first 90 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.

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

