

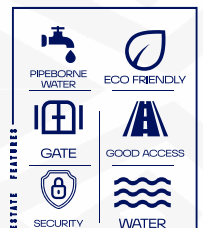
LUSH GARDENS

By Cedarwood, Ogbor-Hill, ~~Abba~~
Phase 3



Subscription Form

f y PWAN PLUS @ @realpwanplus @cedarwoodluxury www.cedarwoodluxury.com



PWAN PLUS

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: ☐ 232SQM ☐ 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.

SECTION 1: SUBSCRIBERS DETAILS

AFFIX
A PASSPORT
PHOTOGRAPH

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*

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



FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

Q1. WHERE IS LUSH GARDENS BY CEDARWOOD PHASE 3?

LUSH GARDENS BY CEDARWOOD PHASE 3 is situated at ALA NKWA UMUEJIE AKOLI VILLAGE, AKPAAMBATO AUTONOMOUS COMMUNITY, OBINGWA LGA, ABIA STATE

Q2. WHY SHOULD I BUY LUSH GARDENS BY CEDARWOOD PHASE 3?

LUSH GARDENS BY CEDARWOOD PHASE 3 is the newest estate in the fast growing and reputable Cedarwood Luxury Brand of Residential & Commercial Real Estate which enjoys proximity to major government presence & commercial investment landmarks like Aba New Spare Part Market, Opobo Junction, Ikan Power Flour Mill, Aba Amusement Park, Sam Mbakwe Airport, National Museum of Colonial History, National Institute of Nigerian Languages etc. guaranteeing hyper Return on Investment

Q3. WHO ARE THE OWNERS/DEVELOPERS OF LUSH GARDENS BY CEDARWOOD PHASE 3?

PWAN PLUS BUSINESS CONCERNS LTD, serial and multiple award-winning real estate development, construction & hospitality company; and winner of the "REAL ESTATE COMPANY OF THE YEAR 2021" owners of Cedarwood Estates and Cedarwood Luxury Estates.

Q4. WHAT TYPE OF TITLE DOES LUSH GARDENS BY CEDARWOOD PHASE 3 HAS?

Power of Attorney & Registered Survey. 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. CAN I INSPECT THE PROPERTY: 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 estate is deemed to have been physically inspected by the applicant (s) and/or with/or their representatives; and the Company shall not be held liable for any claims/liability arising from client's inability/failure to inspect the said property before purchase.

Q6. WHAT ARE THE COORDINATES OF LUSH GARDENS BY CEDARWOOD PHASE 3?

553176mE,114447mN.

Q7. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from every known government acquisition or interest and adverse claims.

Q8. WHAT PLOT SIZES ARE AVAILABLE?

232sqm and 464sqm.

Q9. WHAT ARE THE PRICES & PAYMENT STRUCTURES FOR THE PLOT SIZES?

- a) Outright payment (0-3 months)- 1,250,000 (232sqm) and N2,500,000 (464sqm) with minimum initial deposit of N420,000 for 232sqm & N830,000 for 464sqm.
- (b) 6 months' installment (20% interest)- N1,500,000 (232sqm) and N3,000,000 (464sqm) with minimum initial deposit N500,000 for 232sqm and N1,000,000 for 464sqm.
- © 12 months' installment (40% interest)- N1,750,000 (232sqm), and N3,500,000 (464sqm) with minimum initial deposit of N580,000 for 232sqm & N1,200,000 for 464sqm.
- (d) 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.
- (e) (i) Corner-piece plot attracts additional 10% of land cost
(ii) Commercial plot attracts additional 10% of land cost

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

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

(f) 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.

Q10. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable,

Q11. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND? (Subject to review within or after 12 months)

(a) Power of Attorney: 5% of consideration on payment plan e.g. N37,500 for 232sqm and N75,000 (464sqm) (per plot)

(b) Survey Plan Fees: N200,000 for 232sqm and 464sqm (per plot)

© Plot Demarcation: N30,000 for 232sqm and 464sqm (per plot)

(d) Plot Maintenance Fees: N5,000 for 232sqm and 464sqm (per plot) monthly (This is to keep your physically allocated plot that is yet to be developed cleared and tidy all year round)

(d) Development Fee: N1500 per square meter (Development fee covers the following: (1) Smart features (2) Drainage construction (3) Transformers and Electrification (4) Tarred or interlocked roads (5) Building of special amenities (6) Landscaping and beautification of the estate. etc. NB: Development fees unpaid within 12 months of demand will attract 2.5% monthly appreciation value due to rising costs of building materials.

Q12. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

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

Q13. WHEN DO I MAKE THE OTHER PAYMENTS?

(i) Survey Plan, Power of Attorney 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.

Q14. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgement of subscription, receipt of payment 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 & @cedarwoodluxury (YouTube & Instagram).

Q15. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

(a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document

(b) P of Attorney & Survey Plan within three (3) months of payment for Q10 (a) & (b), provided that allocation has been done.

Q16. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation provided that development fees have 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.

B. You confirm that the company reserves the right to review your allocation if you do not develop your plot(s) or show evidence of active possession within 12 months after physical allocation.

Q17. 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). Where an allocated plot is not fenced within the stipulated timeframe, the Company reserves the right to reallocate the subscriber to another area of the estate.

Q18. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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 that high-rise buildings

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

