



AMACHAI QUARTERS,
BEHIND W/CHTECH INDUSTRIES,
OKPANAM, ASABA



FREEHOLD



WIFI
SERVICE



TECH HUB
& CO-WORK
SPACE



MINI
GOLF
COURSE



FITNESS
CENTRE &
SPA



SWIMMING
POOL



LIBRARY

ESTATE FEATURES

NOW SELLING



FAQ



EARLY BIRD PRICE

N6.75M

~~N12M~~ 464 SOM

ACTUAL PRICE

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF
PWAN PLUS BUSINESS CONCERNS
LTD-SPECIAL



1220546996



[pwan plus](#) [@realpwanplus](#) [@cedarwoodluxury](#) [www.pwanplus.ng](#)



SUBSCRIPTION FORM

NOTE: INSTANT PLOT RESERVATION AND ALLOCATION FOR SUBSCRIBERS

TYPE OF PLOTS: ☐ RESIDENTIAL ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)
PAYMENT: ☐ OUTRIGHT ☐ INSTALLMENT ☐ 3 MONTHS ☐ 6 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.

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

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FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS



Q1. WHERE IS BILLIONAIRES PARK BY CEDARWOOD?

BILLIONAIRES PARK BY CEDARWOOD PHASE 8 is situated at Amachai Quarters, Behind Wictech, Issele-Azagba, Asaba, 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 BILLIONAIRES PARK BY CEDARWOOD?

BILLIONAIRES PARK BY CEDARWOOD enjoys proximity to major government presence & commercial investment landmarks like Wictech Industries, Nekxen Automobile Centre, Delta State Polytechnic, Okpanam City Gate, Asaba International Airport, Asaba Ultra Modern Mechanic Village guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF BILLIONAIRES PARK BY CEDARWOOD?

PWAN PLUS BUSINESS CONCERNS LTD, multiple award-winning real estate company & winner of the "REAL ESTATE FIRM OF THE YEAR 2023"

Q4. WHAT TYPE OF TITLE DOES BILLIONAIRES PARK BY CEDARWOOD?

FREEHOLD. 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 BILLIONAIRES PARK 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?

LAND SIZES	3 MONTHS (OUTRIGHT)	6 MONTHS INSTALMENT
464	<p>ACTUAL PRICE: N12,000,000 EARLY BIRD PRICE: N6,750,000 Initial Payment: N3,000,000 Instalment: 3,000,000 Monthly for next 3 months</p> <p><small>*EARLY-BIRD DISCOUNT APPLIES TO ONLY ONE-OFF PAYMENT PLAN ONLY</small></p>	<p>N13,800,000 Initial Payment: N3,000,000 Monthly Instalment: N1,800,000 Monthly for next 6 months</p>

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. Kindly Note: in the event that only corner-piece plots are available during allocation, due to the time of payment clients will be required to pay the applicable corner-piece charge.

(ii) Commercial plot attracts additional 30% of land cost

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

(e) Non-payment of the monthly instalments 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 and the clause on refund would apply/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 also 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)

(a) Development Fee: N5,000,000 N/B: 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?

Physical allocation would be done two (2) months after completion of payment in order of subscription and upon confirmation of at least 50% payment of development fees. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

Note: Priority is given to clients who paid one-off over instalment payment.

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 instalment payment receipt(s) for further instalments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels (Facebook); (YouTube & Instagram).

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

(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.

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.

6 MONTHS ☐ 1 YEAR ☐ 2 YEARS ☐ 3 YEARS ☐

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.

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 Delta State Government afterwards.

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. Note: New subscribers resold to are required to also make payment for their survey document and deed of Assignment.

We strongly advise that cash payments should only be made to PWAN CORNERSTONE BUSINESS SOLUTION LTD at its designated Banks. Otherwise, cheque(s)/bank drafts should be issued in favour of PWAN CORNERSTONE BUSINESS SOLUTION LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

- a. The subscriber continuously defaults or fails to complete the purchase sum at the end of the payment plan.
- b. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Vendor.
- c. The subscriber is required to give the Vendor a minimum of one hundred and twenty days (120) days' written/email notice to process your refund request and a further 60 days if the process isn't completed after the first 120 days
- d. All instances requiring refund as contained in clause Q19 (a) & (b) shall be subject to a 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.

NAME _____ SIGNATURE _____ DATE _____

Name:-----
Address:-----
Signature:-----
Date:-----

 **PWAN PLUS**
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  @cedarwoodluxury
 www.cedarwoodluxury.com