EDO-OGWASHI-UKU, ASABA 🖹 FREEHOLD





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

1220546996



SUBSCRIPTION FORM

TYPE OF PLOTS: RESIDENTIAL CORNER PIECE PLOT(S) (ATT	RACTS 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	s any subsequent corrections on					
issued documents occasioned by any mistake in filling this form	n will attract correction fees.					
SECTION 1: SUBS	CRIBERS DETAILS A PASSPORT PHOTOGRAPH					
TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/OthersNAME:						
TVAIVIL.						
DATE OF BIRTH: GENDER	* MALE FEMALE					
ADDRESS CENTER OF SIGNAL SERVICE OF SIGNAL SERVI	The transfer of the transfer o					
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSIN	ESS 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*					
	ADDRESS					
IDENTITY PROOF NAME	ENANI					
PHONE NUMBER	EMAIL ADDRESS					
SECTION 3: SUBSCR	IBER'S DECLARATION					
I. hereby declare that	at 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* Note* subscriber has to sign before an authorized PWAN PLUS personnel.	NAME*					
FOR REFERRAL DETAILS						
NAME*						
DATE						
PHONE NO						
EMAIL						



Q1. WHERE IS BILLIONAIRES ISLAND BY CEDARWOOD 8?

BILLIONAIRES ISLAND BY CEDARWOOD 8 is situate at Edo Ogwashi Uku, Aniocha South, Local Government Area 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 ISLAND BY CEDARWOOD 8?

BILLIONAIRES ISLAND BY CEDARWOOD 8 enjoys proximity to major government presence & commercial investment landmarks like Enu-ani Mega City, Federal Housing, Asaba Airport, Eastern Metal Company, Delta State Polytechnic Ogwuashi-Uku, guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS / DEVELOPERS OF BILLIONAIRES ISLAND BY CEDARWOOD 8?

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

Q4. WHATTYPE OF TITLE DOES BILLIONAIRES ISLAND BY CEDARWOOD 8?

REGISTERED SURVEY AND DEED OF ASSIGNMENT. 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 ISLAND BY CEDARWOOD 8?

Q6. ARETHEREANY 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	N5,500,000 Early Bird:N3,500,000 Initial Payment: N2,500,000 Instalment: N1,000,000 Monthly for next 3 months *EARLY-BIRD DISCOUNT APPLIES TO ONLY ONE-OFF DAYMENT PLAN ONLY	N 6,325,000 Initial Payment: N3,325,000 Monthly Instalment: 500,000 Monthly for next 6 months

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.

Commercial plot attracts additional 30% of land cost

(ii) 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.

Qg. 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: 2,500,000 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?

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 are all inclusive in the land purchase price.
- (ii) Development fees should be paid either on outright upon demand. Instalment 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 PWAN PLUS (Facebook); PWAN PLUS (YouTube) @realpwanplus, @cedarwoodluxury (Instagram)

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

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

SUBSCRIBER'S NAME	SIGNATURE	DATE
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(b)	${\sf Deedof Assignment\&SurveyPlanwithinthree(3)monthsofpaymentprovidedthatallowed and the provided of the provide$	location has been done.
	CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW? You can start building on the land after Physical Allocation provided that developmen first year of introducing the estate and other infrastructure will commence from the 2nd factory evidence of possession of plots by subscribers and payment of development feel Please select your proposed timeline for commencing building/development on your 6 MONTHS 1 YEAR 2 YEARS 3 YEARS	d year with regard to the general level of development in the es by subscribers.
	IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION or must be evidence of active possession on your land within six months of physical all d within the stipulated timeframe, the Company reserves the right to reallocate the su	ocation i.e. fencing of plot(s). Where an allocated plot is
Residentia permitted	ISTHEREANYRESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT estate layout is in sections and you are limited to build houses on each section based at) i.e. Bungalow, Block of Flats, detached houses (duplex). Note "Face-me-I -Face All building design must conform to the required set back & building control of the estate Government afterwards.	on designated use or plan for that section (Commercial or you" (Tenement Building) and high-rise houses will not be
Q18. A. (the seller B. Documen	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, of the furnish the company with details of the new buyer. PWAN PLUS does not sell on behalow of the land consideration paid by you will be payable by the new buyer directation.	alf of subscribers.
drafts sho a deviation Q20. WHA a. b. c request ar d that are re	can I PAY CASH TO YOUR AGENT? gly advise that cash payments should only be made to PWAN PLUS BUSINESS CONCER uld be issued in favour of PWAN PLUS BUSINESS CONCERNS LTD. We shall not accept in from the above instruction. IT IS THE REFUND POLICY? A refund shall be made if; The subscriber continuously defaults or fails to complete the purchase sum at the end The subscriber decides to discontinue with the subscribed plan upon a written notifica The subscriber is required to give the Vendor a minimum of one hundred and twenty and a further 60 days if the process isn't completed after the first 120 days All instances requiring refund as contained in clause Q20 (a) & (b) shall be subject to a quested for after the expiration of the payment plan, demurrage/default fees will be de ure a Nigerian Company and sole transact in the Naira currency, the dollar exchange rate	any responsibility for any liability that may arise as a result of of the payment plan. tion to the Vendor. days (120) days' written/email notice to process your refund a 40% (Administrative, Logistics & Agency Fees). For refunds ducted from the refundable amount.
ACKNOW NAME	RE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERE LEDGE RECEIVING A COPY OF IT. 	TOFORE, ARE ACCEPTABLE AND CONSENTED BY ME AND I
of Incorpce Proprietor attach a be ANTI-M Pwan Plus E I/we, Hereby conta a, b, against mor c, Concerns Lt d, including th Signed by th Name: Address: Signarure: Signarure:	The money paid by me to Pwan Plus Business Concerns Ltd is not a proceed of crime Pwan Plus Business Concerns Ltd and I are subject to and obliged to comply with all relevant laws, regulations ley laundering (AML) and terrorism financing I ensure and agree to compliance with anti-money laundering laws and regulations regarding the source of fid. I shall indemnify Pwan Plus Business Concerns Ltd of any loss or injury suffered either by it or its employee a	Id with LTD, while for a Business Name, the purchaser is the name & style of Cedarwood Estates). A company must also nancing of Terrorism (CFT) ove-named client) Is, lawful orders or directives relating to the combat unds for the transactions with Pwan Plus Business
	er is a company or business name, two directors or the proprietor(s)	
of Incorpore the name m Proprietor t PLUS (trad	must sign the subscription form and attach Form C07 & Certificate attion or Certificate of Business Name Registration. For a company, ust end with LTD, while for a Business Name, the purchaser is the trading in the name & style of the business name e.g. Mr PWAN ing in the name & style of Cedarwood Estates MENT SHOULD BE MADE IN FAVOUR OF	Impression of the common seal if subscriber is a company >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>

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For swift response to your enquiries or requests please contact us at: PWAN PLUS BUSINESS CONCERNS LIMITED
You can also visit our website at www.pwanplus.com for more inform

om for more information. We look forward to hearing from you soonest.