



# Introducing













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



**1220546996** 













# SUBSCRIPTION FORM

TYPE OF PLOTS: RESIDENTIAL CORNER PIECE PLOT(S) (ATTRAC	CTS 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 an issued documents occasioned by any mistake in filling this form w	ny subsequent corrections on					
issued documents occasioned by any mistake in filling this form w SECTION 1: SUBSCR						
	PHOTOGRAPH					
TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/OthersNAME:						
DATE OF BIRTH: GENDER*	MALE FEMALE					
ADDRESS						
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS A	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 PR	OOF OF NEXT OF KIN					
IDENTITY PROOF*	ADDRESS PROOF*					
	ADDRESS					
IDENTITY PROOF NAME	FMAIL					
PHONE NUMBER	ADDRESS					
SECTION 3: SUBSCRIBI	ER'S DECLARATION					
I, hereby declare that a	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 REFERRA	L DETAILS					
NAME*						
DATE						
PHONE NO						



#### Q1. WHERE IS BILLIONAIRES' RESORT BY CEDARWOOD?

BILLIONAIRES' RESORT BY CEDARWOOD is situate at Edo Ogwashi Uku, Aniocha South LGA, Delta State. Clients 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' RESORT BY CEDARWOOD?

BILLIONAIRES' RESORT BY CEDARWOOD enjoys proximity to major government presence & commercial investment landmarks like Federal Housing Estate, Asaba, Enu-Ani Mega City, Asaba International Airport, Eastern Metal Company, Delta State Polytechnic Ogwashi-Uku, guaranteeing high Return on Investment.

# Q3. WHO ARE THE OWNERS/ DEVELOPERS OF BILLIONAIRES' RESORT 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' RESORT BY CEDARWOOD HAVE?

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' RESORT BY CEDARWOOD? 229018mE,691004mN
- 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	ACTUAL PRICE: NN12,000,000 EARLY BIRD PRICE: N7,500,000 valid for 14 days. Initial Payment: N4,000,000 Instalment: N2,666,667 Monthly for next 3 months	N13,800,000 Initial Payment: N5,000,000 Monthly Instalment: N1,466,667 Monthly for next 6 months
	*Early-bird Discount Applies to Only One-off Payment Plan Only	

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
- (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 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 which covers: Clearing, perimeter fencing, Gatehouse and other basic amenities. 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/ allocation one can be transferred to a new phase/estate.

# Q11. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Physical allocation would be done three (3) months after completion of payment in order of subscription /payment 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 or a new estate. Note: Priority is given to clients who paid one-off over instalment payment plan.

#### 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&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
- (b) Deed of Assignment & Survey Plan within three (3) months of payment provided that allocation has been done.

SUBSCRIBER'S NAMESIGNA	TURE	.DATE
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N/B: In accordance with relevant laws, your Deed of Assignment CANNOT be executed on your behalf except upon production of a duly executed and registered Power of Attorney appointing your representative to execute on your behalf OR in the alternative a duly executed Power of Attorney  $authenticated \, by \, a \, Court \, of \, competent jurisdiction.$ 

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

You can start building on the land after Physical Allocation provided that development fee has been paid and proper notice and approval Δ. sought and granted by the management. 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.

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

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.

#### 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 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.

#### Q18. CANIRE-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 Α. (the seller) to furnish the company with details of the new buyer. PWAN PLUS does not sell on behalf of subscribers.
- 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.

#### 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)/bank drafts should be issued in favor 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 IS THE REFUND POLICY? A refund shall be made if;

- The subscriber continuously defaults or fails to complete the purchase sum at the end of the payment plan. a.
- b. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Company.
- 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 In the event that that payment has been completed, you can no longer request for a refund, hence you can only re-sale.
- All instances requiring refund as contained in clause Q20 (a) & (b) shall be subject to a 40% (Administrative, Logistics & Agency Fees). For е refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

Note: we are a Nigerian Company and sole transact in the Naira currency, the dollar exchange rate and fluctuation does not apply in this transaction.THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME	SIGNATURE	DATE
NAME	SIGNATURE	DATE

\*If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form CO7 & Certificate of Incorporation or  $Certificate of Business \, Name \, Registration. \, For a company, the name \, must \, end \, with \, LTD, \, while for a \, Business \, Name, the purchaser is the Proprietor trading in the name \, \& \, style \, of the \, Automatical Proprietor \, and \, Style \, of the \, Automatical$ business name e.g. Mr PWAN PLUS (trading in the name & style of Cedarwood Estates). A company must also attach a board resolution authorizing the purchase.

# MONEY LAUNDERING DECLARATION

\*If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. Mr PWAN PLUS (trading in the name & style of Cedarwood Estates

W TO MAKEPAYMENT PAYMENT SHOULD BE MADE SAVOUR OF:



Impression of the common seal if subscriber is a company Subscription form must be signed by two directors or a director & secretary
Where subscriber is a company >>>>>>>

For swift response to your enquiries or requests please contact us at: PWAN PLUS BUSINESS CONCERNS LIMITED com for more information. You can also visit our website at We look forward to hearing from you soonest.