

Registered Survey

Ibusa, Asaba 🏾 🗲









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# Subscription Form

TYPE OF PLOTS: RESIDENTIAL CORNER PIECE PLOT	(S) (ATTRACTS 10%)		
PAYMENT: OUTRIGHT INSTALLMENT 3 MONTHS 6 MONTHS			
NUMBER OF PLOTS: PLOT SIZE: 464SQ	M		
Kindly fill the form with correct details and well spelt no issued documents occasioned by any mistake in filling th	ames as any subsequent corrections on AFFIX		
SECTION 1: SUBSCRIBERS DETAILS A PASSPORT			
TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others			
DATE OF BIRTH:	GENDER* MALE FEMALE		
ADDRESS			
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERI	ED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)		
ROAD/STREET			
EMAIL ADDRESS*			
MARITAL STATUS*	NATIONALITY*		
TELEPHONE NUMBER*	POSTAL CODE*		
MOBILE NUMBER*			
SECTION 2: IDEM	NTITY PROOF OF NEXT OF KIN		
IDENTITY PROOF*	ADDRESS PROOF*		
	ADDRESS		
	] EMAIL		
	ADDRESS		
SECTION 3: SUBSCRIBER'S DECLARATION			
l, hereby dec	lare that all the information provided on this subscription form for		
the purpose of purchasing the above property is true and	d 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*			
PHONE NO			
OFF FEDERAL HIGH COURT ROAL	LA OMU CRESCENT, D, GRA, ASABA		

# **Introduction**

PWAN PLUS BUSINESS CONCERNS LTD is a property-marketing and information company located at 2nd Floor, Trimetrix Towers, Lakeview Park Estate, Berger Bus Stop, Lekki-Epe Expressway, Ajah, Lagos State, registered with the Corporate Affairs Commission with RC NUMBER 1310441. We exist to make home and land ownership/dreams a reality for all. We are a multiple award-winning real estate company, winner of the "REAL ESTATE FIRM OF THE YEAR 2023" and the owners of Cedarwood Luxury, Heartland Series and the Billionaire's series estates.

Terms & Conditions

# 1. BILLIONAIRES `GARDEN CITY BY CEDARWOOD LOCATION

BILLIONAIRES` GARDEN CITY BY CEDARWOOD is situate at Akwu Enugwu, Umuemekem Quarter Ibusa , Oshimili North Local Government Area Asaba, Delta State.

# 2. **PROPERTY INSPECTION**

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.

# 3. ESTATE LAND MARKS

BILLIONAIRES` GARDEN CITY BY CEDARWOOD enjoys proximity to major government presence & commercial investment landmarks like Admiralty University, Chinese Civil Engineering Construction Corporation (CCECC), Nigerian Army Barracks, Federal College of Education(Technical), Nigeria Immigration Service, Federal Road Safety Corps, Okpanam -Ibusa Link Road, Asaba int`l airport, Koka Junction and Summit Junction, all guaranteeing high Return on Investment.

# 4. **PROPERTYTITLE**

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

# 5 GARDENCITY BY CEDARWOOD COORDINATES

233750.311mE, 233758.177mE 684461.875mN, 684446.534mN

# 6. PLOT SIZE(S)

All plots are 464 sqm. However, Corner-piece plot attracts additional 10% of land cost.

# 7. PRICES AND PAYMENT STRUCTURE

(a) The purchase price is payable either in full outright or in instalments as outlined in the schedule below (subject to review and variations):

LAND SIZES	3 MONTHS (OUTRIGHT)	6 MONTHS INSTALMENT
464	ACTUAL PRICE: N4,000,000 EARLY BIRD PRICE: N2,500,000. Initial Payment: N1,000,000 Instalment: N1,000,000 Monthly for next 3 months	ACTUAL PRICE: N4,600 000 Initial Payment: N1,000,000 Monthly Instalment: N600,000 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.

(b) 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 to the following;

I. Attract default charge of 5% of the monthly payment or 5% of the total balance upon notice of demand, OR 5% of the outstanding payment for every month of default after payment expiration

II. 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.

III. Termination or revocation of the contract and the clause on refund would apply

N/B: In the event that there are no available plot(s) at the time of subscription /payment/allocation, one can be transferred to a new phase/estate.

# 8. OTHER PAYMENTS (Subject to review within 12 months)

I. Development Fee: N2,000,000 which covers: Clearing, perimeter fencing, Gatehouse, Landscaping, Earth Road Network 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.

II. Development fees should be paid either on outright upon demand. Instalment payment of development fees will attract surcharges.

#### 9. ALLOCATION TIME LINE

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.

# 10. DOCUMENTATION

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The following document will be issued

Upon payment of initial deposit, a letter of acknowledgement of subscription, receipt of payment for initial deposit would be issued, and also

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

instalment payment receipt(s) for further instalments.

II. Contract of Sales, Payment Receipt and Payment Notification Letter would be issued upon final payment of the total sum.

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

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.

#### 11. PLOT DEVELOPMENT TIMELINE

There must be evidence of active possession on your land within six (6) months of physical allocation i.e., at least fencing of plot(s). Where an allocated plot is not fenced within the stipulated time frame (6 months), the Company reserves the right to reallocate the subscriber to another area of the estate or a nearby scheme. Subscribers must pay at least 50% development fee, give proper notice and obtain approval from the management through the project and development unit before commencement of development on their plot.

NB: Plot maintains fees would be charged per plot monthly on undeveloped plot for the periodic clearing and tidiness of each plot.

#### 12. BUILDING CONTROL RESTRICTION

In the event that the subscriber intends to build, it must be in conformity with the approved layout of the estate development guideline and Building restriction below;

I. 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).

II. Tenement Building and high-rise houses will not be permitted.

III. 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.

#### 13. ESTATE DEVELOPMENT TIMELINE

Fencing & Gatehouse would 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. 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).

#### 14. RESALE/TRANSFER OF PLOT

I. Subscribers who have paid up on their land can re-sell their plot. However, PWAN PLUS must be duly notified for proper regularization.

II. 10% of the land consideration paid by the subscriber will be payable by the subscriber to the Company for Transfer/regularization of Title Documentation.

III. The subscriber shall be the cost of procuring new surveys and title deed and any other document as may be required for such transfer.

IV. For avoidance of doubt, Pwan plus is not obligated to get a third-party to acquire the interest of the subscribers. We do not resell for subscribers.

# 15. REFUND POLICY

A refund shall be made if;

I. The subscriber continuously defaults or fails to complete the purchase sum at the end of the payment plan.

II. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Company.

III. Where the subscriber continuously violate the terms and conditions of the subscription

IV. 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

V. In the event that that payment has been completed, you can no longer request for a refund, hence you can only re-sale.

VI. All instances requiring refund as contained in clause Q20 (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.

#### 16. PAYMENT

All payment should only be made to PWAN PLUS BUSINESS CONCERNS LTD at its designated Bank Accounts. 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.

#### **ANTI-MONEY LAUNDERING DECLARATION**

Pwan Plus Business Concerns Ltd- Declaration relating to the combat against money laundering (AML) and Combating the Financing of Terrorism (CFT)

I/we, ------("the client") (Please insert the natural or corporate name of the above-named client")

Hereby confirms that:

a. The money paid by me to Pwan Plus Business Concerns Ltd is not a proceed of crime
b. Pwan Plus Business Concerns Ltd and are subject to and obliged to comply with all relevant laws, regulations, lawful orders or directives relating to the combat

against money laundering (AML) and terrorism financing c. I ensure and agree to compliance with anti-money laundering laws and regulations regarding the source of funds for the transactions with Pwan Plus Business Concerns Ltd.

d. I shall indemnify Pwan Plus Business Concerns Ltd of any loss or injury suffered either by it or its employee arising from actions of law enforcement agencies including the judiciary.

Signed by the Client or Client's Representative:

\*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



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

Yours sincerely, PWAN PLUS BUSINESS CONCERNS LIMITED Owners of Cedarwood Estates For Enquiries, Suggestions or Complaints? 07065744175, 09097<u>777735</u>

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