



IBUSA, ASABA

INTRODUCING

# The Twin Town 2

BY CEDARWOOD ASABA



ACTUAL PRICE ~~N10M~~ EARLY-BIRD PRICE  
464SQM **N7M**  
DEED & SURVEY  
ALL INCLUSIVE



All payment should be made in favour of **PWAN PLUS BUSINESS CONCERNS LTD.**



# 4020032842



<http://cedarwoodluxury.com> | [pwanplus.ng](http://pwanplus.ng)

**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.*

AFFIX  
A PASSPORT  
PHOTOGRAPH

## SECTION 1: SUBSCRIBERS DETAILS

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



# Terms & Conditions



## 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.

### 1. TWIN TOWN BY CEDARWOOD PHASE 2 LOCATION

TWIN TOWN BY CEDARWOOD PHASE 2 is situate at Isieke Community, Beside Admiralty University, Ibusa, Oshimili North Local Government Area, 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. Inspection runs from 9am -3:30pm. 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

TWIN TOWN BY CEDARWOOD PHASE 2 enjoys proximity to major government presence & commercial investment landmarks like Admiralty University, Chinese Civil Engineering Construction Corporation (CCECC), Nigerian Army Barracks, Nigeria Immigration Service, Federal Road Safety Corps, guaranteeing high Return on Investment.

### 4. PROPERTY TITLE

Registered Survey and Deed of Assignment; 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 its estates' title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

### 5. TWIN TOWN BY CEDARWOOD PHASE 2 COORDINATES

230654mE, 683610mN  
230745mE, 683588mN

### 6. PLOT SIZE(S)

All plots are 464 sqm. However, below are various plots with features that attract additional charges;

- a) Corner-piece plot attracts additional 10% of land cost
- b) Special plots: these are plots fully landscaped and fenced at prime areas in the Estate. There are 2 categories of the special plots
  - I. Standard Special plots: These are the regular plastered dwarf fenced plot with proline and it cost an additional N3,500,000 (Three Million Five Hundred Thousand Naira Only) to the price of the plot.
  - II. Premium Special plots: these are plastered dwarf fenced with bricks and proline and it cost an additional N5,500,000 (Five million Five Hundred Thousand Naira only) to the price of the plot.
  - III. Special plots are only available on one-off payment. Samples of the various special plots will be seen on site to aid the informed decisions of interested clients.

### 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 SIZE	3 MONTHS (OUTRIGHT)	6 MONTHS INSTALMENT
464	<p><b>ACTUAL PRICE: N10,000,000</b>  <b>EARLY BIRD PRICE: N7,000,000</b>  <b>Initial Payment: N3,000,000</b>  <b>Instalment: N7,000,000</b>            in flexible instalments within 89 days from initial payment</p> <p><small>*Early-bird discount applies to ONLY One-off payment plan only</small></p>	<p><b>ACTUAL PRICE: N11,500,000</b>  <b>Initial Payment: N3,000,000</b>  <b>Monthly Instalment: N8,500,000</b>            in flexible instalments within 179 days from initial payment</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.

(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: N3,500,000 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 be subject to an upward review 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 TIMELINE

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

The following document will be issued

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

