



Season's Greetings

Now Selling

The Twin Town

BY CEDARWOOD ASABA



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



4020032842



<http://cedarwoodluxury.com> | pwanplus.ng



Subscription Form

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



ASABA OFFICE ADDRESS: 1 STELLA OMU CRESCENT,
OFF FEDERAL HIGH COURT ROAD, GRA, ASABA

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Terms & Conditions

A DEVELOPMENT BY **PWAN PLUS**

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 LOCATION

TWIN TOWN BY CEDARWOOD is situated 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 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 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	ACTUAL PRICE: N9,500,000 EARLY BIRD PRICE: N6,500,000 Initial Payment: N3,000,000 Instalment: N2,166,667 Monthly for next 3 months <small>*Early-bird discount applies to ONLY One-off payment plan only</small>	ACTUAL PRICE: N10,925,000 Initial Payment: N4,000,000 Monthly Instalment: N1,154,167 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.

(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 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

The following document will be issued

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

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

- 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 four (4) months of payment provided that physical allocation has been done and upon confirmation of at least 50% payment of development fees.
- 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

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

12. BUILDING CONTROL RESTRICTION

13. ESTATE DEVELOPMENT TIMELINE

14. RESALE/TRANSFER OF PLOT

15. REFUND POLICY

16. PAYMENT

DECLARATION

ANTI-MONEY LAUNDERING DECLARATION

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*

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

For Enquiries, Suggestions or Complaints?

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