

# WHO SAID PROPERTY OWNERSHIP IS EXPENSIVE?

OWN A PLOT OR MORE OF



IMEDU, IBEJU - LEKKI



Shares close proximity with La Campagne  
Tropicana Beach Resort.



Directly facing the Coastal Road



## The Autograph Grandeur BY CEDARWOOD

PRE-LAUNCH PRICE

**N2.25M**

PLOT SIZE: 300SQM



INSPECTION  
STARTS  
IMMEDIATELY

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



**1311342524**



<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:** ☐ 300SQM

*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

## 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. THE AUTOGRAPH GRANDEUR BY CEDARWOOD LOCATION

THE AUTOGRAPH GRANDEUR BY CEDARWOOD is situated at IMEDU, IN IBEJU-LEKKI LOCAL GOVERNMENT AREA, LAGOS STATE NIGERIA

### 2. PROPERTY INSPECTION

Clients or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN PLUS BUSINESS CONCERNS LTD office or with the designated sales representative. Free inspections hold Mondays to Saturdays. Take off time is 10am (10am-3pm) 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

THE AUTOGRAPH GRANDEUR BY CEDARWOOD enjoys proximity to major government presence & commercial investment landmarks like the Free trade zone, Dangote refinery, La Campagne Tropicana Resort, guaranteeing high Return on Investment

### 4. PROPERTY TITLE

REGISTERED SURVEY AND DEED OF ASSIGNMENT: The company has the long-term responsibility to ensure/facilitate further perfection and regularization of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

### 5. THE AUTOGRAPH GRANDEUR BY CEDARWOOD COORDINATES

### 6. PLOT SIZE(S)

All plots are 600sqm and 300sqm. However, below are various plots with features that attract additional charges;

- Corner-piece plot attracts additional 10% of land cost
- Commercial plots attract additional 30% of land cost
- Commercial & Corner-piece plot attracts additional 40% of land cost

### 7. PRICES AND PAYMENT STRUCTURE

- 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
300	ACTUAL PRICE: <b>N2,250,000</b> Initial Payment: N1,000,000 Instalment: N 625,000 Monthly for next 2 months	PRICE: <b>N 2,587,500</b> Initial Payment: N1,000,000 Monthly Instalment: N317,500 Monthly for next 5 months

LAND SIZE	3 MONTHS (OUTRIGHT)	6 MONTHS INSTALMENT
600	ACTUAL PRICE: <b>N4,500,000</b> Initial Payment: N2,000,000 Instalment: N1,250,000 Monthly for next 2 months	PRICE: <b>N5,475,000</b> Initial Payment: N2,000,000 Monthly Instalment: N 635,000 Monthly for next 5 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.

- 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;

- 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
- 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.
- 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)

- Deed of Assignment: N 225,000 for 600sqm and N112,500 for 300sqm
- Provisional Survey Plan Fees: N100,000 per plot
- Plot Demarcation: N50,000 (per plot)
- To be communicated later (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
- 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

- Upon payment of initial deposit, a letter of acknowledgement of subscription, receipt of payment for initial deposit would be issued, and also instalment payment receipt(s) for further instalments.
  - Contract of Sales, Payment Receipt and Payment Notification Letter would be issued upon final payment of the total sum.
  - Deed of Assignment & Survey Plan within four (4) 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.

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



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

### BUILDING CONTROL RESTRICTION

- 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 Lagos State Government afterwards.

## ESTATE DEVELOPMENT TIMELINE

**RESALE/TRANSFER OF PLOT**

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

## REFUND POLICY

- 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 violates 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 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.

## PAYMENT

Note: we are a Nigerian Company and solely 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 .....

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:

- b. The money paid by me to Pwan Plus Business Concerns Ltd is not a proceed of crime
- c. Pwan Plus Business Concerns Ltd and I 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
- d. 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.
- e. 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:

Name:-----  
Address:-----  
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 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*

All payment should be made  
in favour of **PWAN-PLUS  
BUSINESS CONCERNS  
LIMITED - RESERVE**



**1311342524**

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](http://www.pwanplus.ng) for more information.  
 We look forward to hearing from you soonest.

Yours sincerely,  
**PWAN PLUS BUSINESS CONCERNS LIMITED**  
*Owners of Cedarwood Estates*

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 Enquiries, Suggestions or Complaints?**

**07065744175, 09097777735**

follow us:     @cedarwoodluxury.com | pwanplus.ng