

CEDARWOOD CITY *Owerri* FAQ

EXTENTION

Freehold  NGOR OKPALA, ALONG ZION MINISTRY ROAD.

Choose Strategic Location



₦ 464SQM

N7.5M

ALL PAYMENT SHOULD BE MADE
IN FAVOUR OF:
PWAN PLUS BUSINESS
CONCERNS LIMITED (CAPITAL ACCOUNT)



1016156361



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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:** ☐ 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



OWERRI GROUP OFFICE ADDRESS:
COMMUDI MALL (FINAL FLOOR) BY IMSU JUNCTION,
OKIGWE ROAD OWERRI.

ALL PAYMENT SHOULD BE MADE IN FAVOUR
**PWAN PLUS BUSINESS
CONCERNS LTD-SPECIAL
1220546996**

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS



A DEVELOPMENT BY **PWAN PLUS**

Q1. WHERE IS CEDARWOOD CITY OWERRI EXTENSION? CEDARWOOD CITY OWERRI EXTENSION is situate at **Amaigbo Nguru Ngor Okpala, along Zion ministry Road, Imo State**. Clients or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at the PWAN GROU HEAD OFFICE situated at Comodi Mall (Final Floor) By Imsu Junction, Okigwe Road Owerrri 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 CEDARWOOD CITY OWERRI EXTENSION? CEDARWOOD CITY OWERRI EXTENSION enjoys proximity to major government presence & commercial investment landmarks like Ngor Okpala Local Government Headquarters, Zion Ministry, Sam Mbakwe Airport Ngor Okpala etc guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF CEDARWOOD CITY OWERRI EXTENSION? 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 CEDARWOOD CITY OWERRI EXTENSION 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 CEDARWOOD CITY OWERRI EXTENSION? _____

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 SIZE?

LAND SIZES	3 MONTHS (OUTRIGHT)	6 MONTHS INSTALMENT
464	ACTUAL PRICE: N7,500,000 Initial Payment: N2,000,000 Instalment: N1,833,334 Monthly for next 3 months	ACTUAL PRICE: N 8,625,000 Initial Payment: N2,000,000 Monthly Instalment: N1,104,1667 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.

a) Corner-piece plot attracts additional 10% of land cost
(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 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) Deed of Assignment: N100,000 for 464sqm (per plot)
(b) Registered Survey Plan Fees: N300,000 for 464sqm (per plot) (corporate entities are required to pay double the price base on survey scale of fees)
(c) Plot Demarcation: N50,000 (per plot)
(d) Development Fee: N1,500,000 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 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 should be paid before Physical Allocation.
(ii) Development fees should be paid either on outright upon demand. Installment 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 and Contract of Sales
(b) Deed of Assignment & Survey Plan within three (3) months of payment provided that 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

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

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

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

Q17. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

Q18. CAN I RE-SELL MY PLOT/PROPERTY?

Q19. CAN I PAY CASH TO YOUR AGENT?

Q20. WHAT IS THE REFUND POLICY? A refund shall be made if:

- NAME _____ SIGNATURE _____ DATE _____

NAME SIGNATURE DATE

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 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
- 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:

Name:

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 PI US (trading in the name & style of Cedarwood Estates*

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

Where subscriber is a company >>>>>>>>



1016156361

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

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