



Terms & Conditions



Introduction

PWAN PLUS BUSINESS CONCERNS LTD is a property marketing, information & development 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. Our mission is to make land and home ownership dream a reality for all. We are a multiple award-winning real estate company, winner of the "REAL ESTATE FIRM OF THE YEAR 2023" and "BEST PERFORMING PWAN GROUP AFFILIATE 2023/2024" and the owners of Cedarwood Luxury, Heartland and the Billionaires series estates.

1. ELEGANCE GRANDEUR BY CEDARWOOD LOCATION

ELEGANCE GRANDEUR BY CEDARWOOD is situated at Aniocha Farmland, Ogbе Ube Quarters, Ogwashi-Uku, 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 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

ELEGANCE GRANDEUR BY CEDARWOOD enjoys proximity to major government presence & commercial investment landmarks like Admiralty University, Chinese Civil Engineering Construction Corporation (CCECC), Nigerian Army 63 Brigade Permanent Site, Nigeria Immigration Service, Federal Road Safety Corps, Police Mobile Force (PMF) Squadron, Okpanam-Ibusa Link Road, Asaba International Airport, Coker Flyover, Summit Junction ad Kwale Junction etc. all 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 the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

5. ELEGANCE GRANDEUR BY CEDARWOOD COORDINATE

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 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	0-3 MONTHS (OUTRIGHT) PLAN	3-6 MONTHS (INSTALMENT) PLAN
464	Actual Price: N5,000,000 Paid One-Off Or N1,500,000 Initial Payment; N3,500,000 paid in convenient instalments within next 89 days.	Actual Price: N5,750,000 N1,500,000 Initial Payment; N4,250,000 paid in convenient instalments within next 159 days.

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, a subscriber's payment can be transferred to a new phase/estate.

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

I. Deed of Assignment: N250,000.00 for 464sqm (per plot) Which is to be paid into the PWAN PLUS BUSINESS CONCERNS LTD -CAPITAL PROJECT-ZENITH 1016156361

II. Survey plan Fees:250,000.00 for 464sqm (per plot) (note; N500,000 for corporates subscribers) Which is to be paid into the PWAN PLUS BUSINESS CONCERNS LTD -CAPITAL PROJECT-ZENITH -1016156361

III. 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 attract 2.5% monthly appreciation value due to rising costs of building materials.

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

V. Annual Plot Maintenance Fee: N100,000

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 3 months' outright or 6 months instalment payment plan.

10. DOCUMENTATION

The following documents 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 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 Documentation fee has been paid and physical allocation has

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