

# NOW SELLING

# Crownfield

BY CEDARWOOD



## LANDMARKS

Ohanku Road, Ngwa Road Intersection, Enyimba Stadium, New Market (Ahia-Ohuru), Azumini Blue River/Proposed Deep Sea Port, Iheoji Market, Aba-Port Harcourt Expressway, Alaoji Market, Panyu Hotels & Resorts Terminus Hotel, Ugwunagbo LGA, Abia State College of Health Sciences and Management Technology

SPECIAL PROMO PRICE

# N899,999.99

ACTUAL PRICE:  
N1.5M

PLOT SIZE  
464 SQM

## PURCHASE POLICY



ALL PAYMENT SHOULD BE MADE IN FAVOUR OF  
PWAN PLUS Business Concerns LTD (Capital Account)

# 1016156361



24/7 SMART SECURITY



24/7 CCTV SURVEILLANCE



PROPER DRAINAGE



GYM



STREET LIGHT



RECREATIONAL FACILITIES



PERIMETER FENCING



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**TYPE OF PLOTS:**  RESIDENTIAL  CORNER PIECE PLOT(S) (ATTRACTS 10%)  
**PAYMENT:**  Outright (3 Months)  Instalment (6 Months)  Instalment (12 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\*

### ADDRESS PROOF\*

IDENTITY PROOF NAME <input style="width: 90%;" type="text"/>	ADDRESS <input style="width: 90%;" type="text"/>
PHONE NUMBER <input style="width: 90%;" type="text"/>	EMAIL ADDRESS <input style="width: 90%;" type="text"/>

## 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

### REALTOR'S DECLARATION OF PROFESSIONAL COMPLIANCE AND UTMOST FIDELITY

I \_\_\_\_\_, the realtor in this transaction, hereby affirm that I have personally read this purchase policy and fully understand its content, and also certify that I have brought the full and unredacted content of this document to the attention of the subscriber(s) above, and that I confirm that he/she/they/it understand(s) and accept(s) to be bound by its content. I also affirm that I will be personally held liable for any liabilities that may arise as a result of the subscriber establishing that the full content of this document was hidden from them by my acts of commission/omission.

Address: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

# INTRODUCTION

PWAN PLUS BUSINESS CONCERNS LTD is a property marketing, information & development company with Head Office at 2nd Floor, Trimetrix Towers, Lakeview Park 1 Estate, Berger Bus Stop, Lekki-Epe Expressway, Ajah, Lagos State, duly incorporated under the laws of the Federal Republic of Nigeria. Our vision is to make land and home ownership dream a reality for all. We are a multiple award-winning real estate company, winner of prestigious industry awards such as "BUSINESSDAY TOP 25 CEO AWARD"; "REAL ESTATE FIRM OF THE YEAR 2023" and "BEST PERFORMING PWAN GROUP AFFILIATE 2023 & 2024"; "MOST CREATIVE & MOST INNOVATIVE AFFILIATE COMPANY IN THE PWAN GROUP" & "DEVELOPMENT & BUILDING AFFILIATE OF THE YEAR 2024" and the owners of Cedarwood Luxury, Heartland and the Billionaires, Autograph & Elegance by Cedarwood Estate Series.

## 1. THE CROWNFIELD BY CEDARWOOD LOCATION

THE CROWNFIELD BY CEDARWOOD is situated at UKEBE OHANKU, OFF OHANKU ROAD, UGWUNAGBO LOCAL GOVERNMENT AREA, ABA, ABI 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/realtors/PBOs. Free inspections hold Mondays to Saturdays. Take off time is 10am-3pm.

NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the property before purchase, and it is deemed that the property was duly inspected by subscribers and/or their representatives upon payment and signing of this form. Please note further that a fee will be charged for any inspection/site visit after official allocation of your plot whether or not you were present or represented.

## 3. ESTATE LANDMARKS

THE CROWNFIELD BY CEDARWOOD enjoys proximity to fast growing and reputation Cedarwood Luxury Brand of Residential & Commercial Real Estate which enjoys proximity to major government presence & commercial investment landmarks like Ngwa Road Intersection, etc. guaranteeing hyper Return on Investment.

## 4. PROPERTY TITLE

Power of Attorney and Registered Survey: 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. THE CROWNFIELD BY CEDARWOOD COORDINATES:

323349.177mE

551734.913mN

## 6. PLOT SIZE(S)

All plots are 464sqm, equivalent of 50x100ft. However, below are various plots with features that attract additional charges;

- a) Corner-piece plot attracts additional 10% of land cost
- b) Commercial plot (where applicable) attracts additional 10% of land cost
- c) 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. (The prices of the Special Plots shall be subject to review and variation at the sole discretion of the Company, taking into account prevailing market conditions, including but not limited to fluctuations in the prices of building materials).

## 7. PRICES AND PAYMENT STRUCTURE

(a) The purchase price (excluding documentation & infrastructure fees) 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 (INSTALLMENT)	12 MONTHS (INSTALLMENT)
464 SQM	<b>PRICE:</b> N900,000 <b>Initial Payment:</b> N300,000 <b>Monthly payment for the next 2 months:</b> N300,000	<b>PRICE:</b> N1,200,000 <b>Initial Payment:</b> N300,000 <b>Monthly payment for the next 5 months:</b> N180,000	<b>PRICE:</b> N1,500,000 <b>Initial Payment:</b> N300,000 <b>Monthly payment for the next 11 months:</b> N109,091

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) when the subscriber fails to meet the contract term, the subscriber's payment can be transferred to a new phase/estate.

## 8. BREAKDOWN OF PRICE STRUCTURE & OTHER FEES

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

- I. Land Purchase price: N900,000 per 464sqm plot
- II. Power of Attorney: N100,000 per 464sqm plot
- III. Survey Plan Fees: N200,000 per 464sqm plot (note: N400,000 for corporate subscribers per plot)
- IV. Plot Demarcation: N100,000 per 464sqm plot
- V. Plot Maintenance Fees: N100,000 per 464sqm plot
- VI. Primary Infrastructure Fees: N1,000,000 per 464sqm plot which covers clearing, perimeter fencing, gatehouse, security house, basic internal road network, landscaping, street lights, CCTV etc.

**9. OTHER PAYMENT**

Secondary Infrastructure Fees: this covers Underground Drainage, Transformer/Electricity, Alternative Power Supply, Plot by Plot Water Connection, Parking lot, Estate Management Office etc. Details will be communicated at a future date when the estate is ready for this set of infrastructure. A Registered Quantity Surveyor duly licensed by the Nigerian Institute of Quantity Surveyors will be engaged to determine the cost to be borne by all subscribers, payable per plot.

**10. ALLOCATION TIMELINE**

Physical allocation would be done in a minimum of three (3) months after completion of payment for the land in order of subscription/payment provided that the fees in Clause 8 (ii) – (iv) above have been paid. Note: Priority is also given to clients who paid one-off over 3 months' outright or 6/12 months instalment payment plan. Please note further that a fee will be charged for any inspection/site visit after official allocation of your plot whether or not you were present or represented

**11. 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 (Power of Attorney) & Survey Plan within four (4) months of payment for provided that physical allocation has been done.  
N/B: In accordance with relevant laws, your Deed of Assignment (Power of Attorney) 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.

**12. PLOT DEVELOPMENT TIMELINE**

There must be evidence of active possession on your land within six (6) months of physical allocation i.e., at least fencing of plot(s). Where an allocated plot is not fenced within the stipulated time frame (6 months), the Company reserves the right to reallocate the subscriber to another area of the estate or a nearby/another scheme/phase/estate. Subscribers must have given proper notice and obtain written clearance from the management through the project and development unit, as well as get building permit approval from the Abia State Government before commencement of development on their plot.

**13. BUILDING CONTROL RESTRICTION**

In the event that the subscriber intends to build, it must be in conformity with the approved layout of the estate development guideline and building restriction below;

- I. The estate layout is in sections and you are limited to build houses/structures on each section based on designated use or plan for that section (i.e. Residential/Commercial) i.e. bungalow, block of flats, semi/fully detached houses (duplex) etc.
- 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 Abia State Government afterwards.

**14. ESTATE DEVELOPMENT TIMELINE**

Primary infrastructure will be provided within the first to second year of introducing the estate and other infrastructure will commence with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscribers and payment of secondary infrastructure fees by subscribers. 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).

**15. RESALE/TRANSFER OF PLOT**

- I. Subscribers who have paid up on their land can re-sell their plot. However, PWAN PLUS must be duly notified for proper regularization.
- II. 10% of the land consideration paid by the subscriber will be payable by/through the subscriber to the Company for transfer/regularization of title/documentation.
- III. The new subscriber shall bear the cost of procuring a new survey plan, title deed, and any other documents as may be required for the transfer, at the prevailing rates at the time of transfer.
- 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.
- V. In the event that a subscriber elects to transfer his/her subscription from this estate to any other estate promoted by the Company, the subscriber shall be required to pay (i) the difference in price between the current estate and the new estate (where applicable), and (ii) a transfer fee equivalent to twenty percent (20%) of the value of the current estate, as additional consideration for the transfer.

**16. DISPUTE RESOLUTION**

It is understood that this transaction is purely civil and contractual in nature and any difference, controversy or dispute arising out of or connected with the terms of this document or any breach thereof which cannot be mutually resolved by amicable discussions between the parties shall be referred to the Abia State Multi Door Court House (ASMDCH) for Mediation to be conducted in accordance with the (ASMDCH) Mediation Guidelines. Unless the parties agree otherwise, the dispute shall be resolved by a sole mediator appointed in accordance with the provisions of the ASMDCH Mediation Guidelines. The Mediation shall be held in Abia State, Nigeria. The settlement agreement reached by the parties pursuant to the Mediation shall be final and binding as soon as same is signed by the parties or their representatives. Unless the parties agree otherwise, in the event that the dispute cannot be resolved within 30 (thirty) days of the appointment of the Mediator, the dispute shall be referred to any other dispute resolution mechanism administered by the ASMDCH. By this clause, subscribers agree that petitioning the Police, Economic and Financial Crimes Commission or any other agency tasked with criminal investigations without full recourse to this clause will be deemed a breach of contract on the subscriber's part.

**17. SUBSTITUTION CLAUSE**

In the event that the Company is, for any reason beyond its control, unable to deliver vacant and physical possession of the Property described herein the Company shall have the right, with written notice to the Subscriber, to allocate/reallocate subscribers to a new or nearby scheme or phase of the estate or a new estate of equivalent market value, size, and location (as at the time of payment/subscription) subject to the Subscriber's reasonable approval. If the Subscriber accepts the alternate property, all terms

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

