

NOW
Selling


**MAJESTIC
LAKE**
BY CEDARWOOD


THEME FEATURES



EARLY-BIRD PRICE
N7M
*FOR FIRST 30 PLOTS
ACTUAL PRICE: **N10M**
PLOT SIZE 464 SQM

 OGBEKE NIKE  REGISTERED SURVEY & IRREVOCABLE POWER OF ATTORNEY

PURCHASE POLICY

 ALL PAYMENT SHOULD BE MADE IN FAVOUR OF
PWAN PLUS BUSINESS CONCERNS LTD (CAPITAL ACCOUNT)
1016156361





PURCHASE POLICY

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:** 464-SQM

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

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

PHONE NUMBER

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

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. MAJESTIC LAKE BY CEDARWOOD LOCATION

MAJESTIC LAKE BY CEDARWOOD is situated at Ogbeko Nike, Enugu.

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

MAJESTIC LAKE BY CEDARWOOD enjoys proximity to major government presence & commercial investment landmarks like Nike Lake Resort, Federal Housing Estate, Nike National Shrine of Mary Mother of Perpetual Help, Amankpaka, Nike Ultra-Modern Market, Ogbeko Nike Road, Defense Housing Estate all guaranteeing high Return on Investment.

4. PROPERTY TITLE

Registered Survey & Irrevocable Power of Attorney: 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. MAJESTIC LAKE BY CEDARWOOD COORDINATES:

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)
- 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.

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 (INSTALLMENT)
464 SQM	ACTUAL PRICE: N10,000,000 EARLY BIRD PRICE: N7,000,000 Initial Payment: N3,000,000 Monthly payment for next 2 months (after first month's initial payment): N2,000,000 <small>* Early-bird discount applies to ONLY one-off payment plan.</small>	ACTUAL PRICE: N11,500,000 Initial Payment: N3,000,000 Monthly payment for next 5 months (after first month's initial payment): N1,700,000

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. OTHER PAYMENTS (Subject to review within 12 months)

- I. Registered Survey Fee: N400,000 for 464sqm per plot only. (corporate entities are required to pay N800,000 per plot)
- II. Power of Attorney Fee: N500,000 for 464sqm per plot only.
- III. Plot demarcation Fee: N100,000 for 464sqm per plot only
- IV. Annual Plot Maintenance Fee: N100,000 for 464sqm per plot only, per annum

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

Note: Plot maintenance fee is charged annually from the year of physical allocation—applicable to undeveloped plot(s) only—for the periodic clearing and tidiness of each plot.

V. Primary Infrastructure Fees: 3,500,000 for 464sqm (per plot) which covers clearing, perimeter fencing, gatehouse, security house, basic internal road network, landscaping, street lights, CCTV etc.

Primary Infrastructural fees not fully paid within 12 months of demand shall attract 2.5% monthly appreciation due to rising building material costs.

Note: Development fees are subject to review after 12 months. If payment is not made within this 12-month period, the amount payable will be adjusted to reflect current inflation costs.

VI. 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.

9. 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 upon confirmation of 50% payment of primary infrastructure fee. 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.

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. Registered Survey & Irrevocable Power of Attorney (4) months of full payment provided that physical allocation has been done.

N/B: In accordance with relevant laws, your Title Document (Irrevocable 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.

11. 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 scheme. 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 Enugu State Government before commencement of development on their plot.

12. 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 Delta State Government afterwards.

13. 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).

14. RESALE/TRANSFER OF PLOT

- I. Subscribers who have paid up on their land and have been allocated 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 wants to transfer his/her subscription from this estate to another estate, a transfer fees of 20% of the value of the current estate shall be paid as additional consideration.

15. 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 Delta State Multi Door Court House (DSMDCH) for Mediation to be conducted in accordance with the (DSMDCH) Mediation Guidelines. Unless the parties agree otherwise, the dispute shall be resolved by a sole mediator appointed in accordance with the provisions of the (DSMDCH) Mediation Guidelines. The Mediation shall be held in Delta 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 DSMDCH. 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.

16. SUBSTITUTION CLAUSE

In the event that the vendor is, for any reason beyond their control, unable to deliver vacant and physical possession of the Property described herein the Vendor 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 and conditions of this Agreement shall apply to the substituted property as if it were the original. If the Subscriber does not accept the alternate property within 30 days of the offer, the Subscriber shall have the right to terminate this Agreement and request a refund. Any such refund shall be subject to the terms outlined in the refund clause of this Agreement.

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

