



CEDARWOOD VISTA SUBSCRIPTION FORM

NOTE: INSTANT PLOT RESERVATION AND ALLOCATION FOR SUBSCRIBERS

TYPE OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 10%) CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: OUTRIGHT INSTALLMENT

NUMBER OF PLOTS:

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

NAME:

DATE OF BIRTH: GENDER* MALE FEMALE

ADDRESS
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

ROAD/STREET/POST OFFICE*

TOWN/CITY/DISTRICT/STATE*

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



**PAYMENT SHOULD BE MADE IN FAVOUR OF
PWAN PLUS BUSINESS CONCERNS LTD**



2032305474



0226820386



1014841964

Contact Address: Road 5, Suite I, 307/308, Ikota Shopping Complex, VGC, Ajah Lagos.



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Ikota Shopping Complex, Ajah, Lagos.
Tel: +2349099999835 . +2347030449696
Email: pwanplus@gmail.com

CEDARWOOD VISTA

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

Q1. WHERE IS CEDARWOOD VISTA?

A. CEDARWOOD VISTA is situate at Itoru Ode-Omi, Ibeju-Lekki Local Government Area, Lagos State

Q2. WHO ARE THE OWNERS/ DEVELOPER OF CEDARWOOD VISTA?

A. PWAN PLUS BUSINESS CONCERNS LTD, leading Real Estate Company.

Q3. WHAT TYPE OF TITLE DOES CEDARWOOD VISTA HAVE ON THE LAND?

A. Survey and Deed of Assignment. The company has the long-term responsibility to ensure/facilitate perfection of the estate's title.

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

A. The land is free from every known government acquisition or interest and adverse claims.

Q5. WHAT PLOT SIZE(S) IS AVAILABLE? 300sqm, 450sqm and 600sqm

Q6. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

- (a) Outright payment- N270,000, N405,000 and N540,000 respectively
- (b) 6 months installment- N360,000, N540,000 and N720,000 respectively
- (c) 12 months' installment- N450,000, N675,000 and N900,000 respectively
- (d) Corner piece and commercial plots attract additional 10% of land cost
- (e) Non-payment of the monthly installments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which will result in termination or revocation of the contract/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.

Q7 IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes the road to the estate is motorable.

Q8. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

- (a) Deed of Assignment: N50,000, N75,000 and N100,000 for 300sqm, 450sqm & 600sqm respectively (per plot)
- (b) Survey Plan Fee: N50,000 (per plot)
- (c) Plot Demarcation: N30,000 (per plot)
- (d) Development Fee: N833.33 per sqm (Development fee covers the following: (1) Drainage construction (2) Transformers and Electrification (3) Tarred or interlocked roads (4) Building of special amenities (5) Landscaping and beautification of the estate. etc.

Q9. WHEN DO I GET MY ALLOCATION AFTER PAYMENT? Allocation Document would be issued within three (3) months after payment and physical allocation to be done during the annual dry season in order of subscription.

Q10. 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 installment (over a 12 months period) or outright basis before or after physical allocation

Q11. WHAT DO I GET AFTER THE INITIAL DEPOSIT? A letter of acknowledgement of subscription and receipt of payment.

Q12. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- (a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document
- (b) Deed of Assignment & Survey Plan within three (3) months of payment for Q8(a) & (b).

Q13. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation. Fencing & Gatehouse to be constructed within the first year of introducing the estate and other infrastructure will commence from the 2nd year with regard to the general level of development in the area.

Q14. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

A. No.

Q15. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A. Yes. 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). Note "Face-me-I –Face – you" (Tenement Building) and high-rise houses will not be permitted. All building design must conform to the required set back of building control of the estate and such design would be approved by the company and with LASG afterwards.

Q16. CAN I RE-SELL MY PLOT/PROPERTY?

- A. Yes a subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN PLUS BUSINESS CONCERNS LTD would require you (the seller) to furnish the company with details of the new buyer. PWAN PLUS does not sell on behalf of subscribers.
- B. 10% of the land consideration paid by you will be payable by the new buyer directly or through you for Transfer of Title Documentation.

Q17. CAN I PAY CASH TO YOUR AGENT?

A. We strongly advise that cash payments should only be made to PWAN PLUS BUSINESS CONCERNS LTD at its designated Banks. Otherwise, cheque(s)/bankdrafts should be issued in favour of PWAN PLUS BUSINESS CONCERNS LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q18 WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN I GET A REFUND?

A. Yes, you can apply for refund only if you have not been allocated your plot(s). In the event of a Refund, you are required to give the Company ninety (90) days' notice to process your refund request and a further sixty (60) days if the process isn't completed after the first 90 days. The refund shall be processed and paid less 40% (Administrative, Logistics & Agency Fees)

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.....

* 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)