

**EASTER**  
**FAMILY & FRIENDS PROMO**

**CEDARWOOD**  
**PHASE 1**

ELUJU, LFTZ, IBEJU-LEKKI LGA

**TITLE:** EXCISION

**CORDINATES:** 6.44293653, 3.84793213

## 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:  PLOT SIZE:  300SQM  450SQM  600SQM

*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: SUBSCRIBER'S 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)*

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*	ADDRESS PROOF*
IDENTITY PROOF NAME <input type="text"/>	ADDRESS <input type="text"/>
PHONE NUMBER <input type="text"/>	EMAIL ADDRESS <input 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



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



2032305474



022682038



1014841964



Head Office: Road 5, Suite I, 307 & 308,  
Ikota Shopping Complex, Ajah, Lagos.  
Tel: +2349099999835 . +2347030449696  
Email: pwanplus@gmail.com



## FREQUENTLY ASKED QUESTIONS/ TERMS & CONDITIONS

### Q1. WHERE IS CEDARWOOD PHASE 1?

A. CEDARWOOD PHASE 1 is situated at ELUJU, LFTZ, IBEJU-LEKKI LGA, LAGOS

### Q2. WHY SHOULD I BUY CEDARWOOD PHASE 1?

A. CEDARWOOD PHASE 1 is located in a well-populated and developed area with proximity to landmarks such as the Eleko Beach, Free Trade Zone, Dangote Refinery, Deep Sea Port etc. therefore, guaranteeing hyper Return on Investment and high rental income

### Q3. WHO ARE THE OWNERS/DEVELOPERS OF CEDARWOOD PHASE 1?

A. PWAN PLUS BUSINESS CONCERNS LTD, multiple award-winning real estate company & winner of the "BEST REAL ESTATE MARKETING COMPANY OF THE YEAR 2019 AWARD" awarded by the Federal House of Representatives Committee on Land & Housing

### Q4. WHAT TYPE OF TITLE DOES CEDARWOOD PHASE 1 HAVE ON THE LAND?

A. Government Excision

### Q5. WHAT ARE THE COORDINATES OF CEDARWOOD PHASE 1?

A. 6.44293653, 3.84793213

### Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

### Q7. WHAT PLOT SIZE(S) IS AVAILABLE? 300sqm and 600sqm

### Q8. WHAT IS THE SPECIAL CHRISTMAS YULE & YOU PAYMENT PLAN FOR THE PLOT SIZES?

- (a) N2,250,000 (300sqm) – N20,000 initial deposit, N371,667 monthly for 6 months
- (b) N4,500,000 (600sqm) – N20,000 initial deposit, N746,667 monthly for 6 months
- (c) Corner piece and commercial plots attract additional 10% of land cost
- (d) 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 may 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.

### Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes the road to the estate is motorable.

### Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

- (a) Deed of Assignment: N100,000/plot for 300sqm & N200,000/plot for 600sqm
- (b) Registered Survey Plan Fee: N380,000/plot (for 300sqm & 600sqm)
- (c) Plot Demarcation: N30,000/plot (for 300sqm & 600sqm)
- (d) Development Fee: N1,000,000/plot for 300sqm & 2,000,000/plot for 600sqm. 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.

NB: Development fees unpaid within 12 months of allocation will attract 2.5% monthly appreciation value.

Q11. 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 **provided that at least 25% of development fees has been paid.**

### 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 installment (over a 12 months' period) or outright basis before or after physical allocation

Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT? A letter of acknowledgement of subscription and receipt of payment.

### Q14. 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 Q10(a) & (b), provided that allocation has been done.

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

A. You can start building on the land after Physical Allocation subject to prior notification to the company and in accordance with the company's guidelines for development. External & Internal Road Network construction ongoing with gatehouse, fencing and other infrastructure to continue with regard to the general level of development in the area and subscribers' occupation in the estate.

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

A. Yes. There must be evidence of active possession on your land within six months of physical allocation i.e. fencing of plot(s).

### Q17. 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.



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**Q18. 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 to the Company for Transfer of Title Documentation.

**Q19. 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.

**Q20. 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 during or after the 6 months period, provided that at least 50% of the land payment has been made, OR if after completion of payment, you have not been allocated your plot(s). In the event of a Refund, you are required to give the Company ninety (90)days' written/ email notice to process your refund request and a further sixty (60) days if the process isn't completed after the first 90days. 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 .....

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)*

ACCOUNT NAME: PWAN PLUS BUSINESS CONCERNS LIMITED.



**NO: 0226820386**



**NO: 4020032842**



**NO:1014841964**



**NO: 2032305474**

For swift response to your enquiries or requests please contact us at:

**PWAN PLUS BUSINESS CONCERNS LIMITED**

You can also visit our website at [www.pwanplus.com](http://www.pwanplus.com) for more information.

We look forward to hearing from you soonest.

Yours sincerely,

*PWAN PLUS BUSINESS CONCERNS LIMITED*

*Owners of Cedarwood Estates*