

**EASTER
FAMILY &
FRIENDS PROMO**

**Cedarwood City,
EPE, LAGOS**

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:

AFFIX
A PASSPORT
PHOTOGRAPH

SECTION 1: SUBSCRIBERS DETAILS

NAME:

DATE OF BIRTH: GENDER* MALE FEMALE

ADDRESS

(RESIDENTIAL ADDRESS IN CASE INCASE OF INDIVIDUAL OR ORGANIZATION ADDRESS IN CASE WITH ORG DSC)

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

ROAD/STREET/POST OFFICE*

TOWN/CITY/DISTRICT*

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

SECTION 3: SUBSCRIBER'S DECLARATION

I _____ hereby declare that all the information provided on this subscription form for the purpose of obtaining Properties is true and correct to the best of my knowledge.

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



Head Office: Road 5, Suite I, 307 & 308,
Ikota Shopping Complex, Ajah, Lagos.
Tel: +234909999835 . +2347030449696
Email: pwanplus@gmail.com



FREQUENTLY ASKED QUESTIONS/ TERMS & CONDITIONS

Q1. WHERE IS CEDARWOOD CITY, EPE?

A. CEDARWOOD CITY, EPE is situated at Ketu-Epe Expressway, Epe LGA, Lagos State

Q2. WHY SHOULD I BUY CEDARWOOD CITY, EPE?

A. CEDARWOOD CITY, EPE enjoys proximity to major commercial investment landmarks like the Epe Resort, New International Airport, Deep Sea Port, Dangote Refinery, Lekki Free Trade Zone etc guaranteeing hyper Return on Investment

Q3. WHO ARE THE OWNERS/DEVELOPERS OF CEDARWOOD CITY, EPE?

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" at the Nigerian Media Nite-Out Award September 2019

Q4. WHAT TYPE OF TITLE DOES CEDARWOOD CITY, EPE HAVE ON THE LAND?

A. Deed & Survey

Q5. WHAT ARE THE COORDINATES OF CEDARWOOD CITY, EPE? A.

6.62651930, 3.92769897

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 & 600sqm

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

- (a) **N750,000**(300sqm)-N20,000 initial deposit, N121,667 monthly for 6 months
- (b) **N1,500,000**(600sqm)-N20,000 initial deposit, N246,667 monthly for 6 months
- (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 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**(300sqm); **N200,000**(600sqm)
- (b) Registered Survey Plan Fee: **N50,000/plot**(300sqm); **N100,000/plot**(600sqm)
- (c) Plot Demarcation: **N30,000/plot** for 300sqm & 600sqm
- (d) Development Fee: **N833.33 per square metre** (Development fee covers the following: (1) Drainage construction (2) Transformers and Electrification (3) Tarring 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 Demarcations 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 Q8(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. 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.

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

A. No.

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 as subscriber who has paid upon 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)/bank draft(s) 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, 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' written/email 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

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.



N0:0226820386



N0:4020032842



N0:1014841964



N0:2032305474

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 for more information.

We look forward to hearing from you soonest.

Yours sincerely,

PWAN PLUS BUSINESS CONCERNS LIMITED

Owners of Cedarwood Estates