



SAY NO MORE!
**Enjoy,
Nature's
Best.**

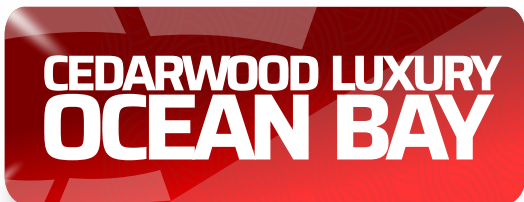
Now Selling
**CEDARWOOD LUXURY
OCEAN BAY**

LOCATION: AKODO-OKUNISE EXPRESSWAY, OKEGELU
TITLE: REGISTERED CONVEYANCE LIMITED PLOTS AVAILABLE

**ESTATES
FEATURES**



**SUBSCRIPTION
FORM**



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: SUBSCRIBERS DETAILS

AFFIX
A PASSPORT
PHOTOGRAPH

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*

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

CEDARWOOD LUXURY OCEAN BAY

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS



Q1. WHERE IS CEDARWOOD LUXURY OCEANBAY?

CEDARWOOD LUXURY OCEANBAY is situated at AKODO-OKUNISE EXPRESSWAY, OKEGELU, BY LA CAMPAIGNE TROPICANA, IBEJU-LEKKI LOCAL GOVERNMENT AREA, LAGOS STATE

Q2. WHY SHOULD I BUY CEDARWOOD LUXURY OCEANBAY?

CEDARWOOD LUXURY OCEANBAY, the newest estate in the fast growing and reputable Cedarwood Luxury Brand of Residential & Commercial Real Estate is a beach city specially designed for nature & holiday lovers who want to enjoy the luxury of natural ambience tucked away from the hustle-bustle of central city life.

CEDARWOOD LUXURY OCEANBAY enjoys proximity to major government presence & commercial investment landmarks like **the Cedarwood Luxury Beach Resort, La Campagne Tropicana, the Lekki Free Trade Zone, Dangote Industries etc.** which is a guarantee for high Return on Investment, Rental Income and other property perks.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF CEDARWOOD LUXURY OCEANBAY?

PWAN PLUS BUSINESS CONCERNS LTD, serial and multiple award-winning real estate development, construction & hospitality company; and winner of the "REAL ESTATE COMPANY OF THE YEAR 2021" owners of **Cedarwood Estates** and **Cedarwood Luxury Estates**.

Q4. WHAT TYPE OF TITLE DOES CEDARWOOD LUXURY OCEANBAY?

Registered Conveyance. The company has the long-term responsibility to ensure/facilitate further perfection (where necessary) of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

Q5. CAN I INSPECT THE PROPERTY: Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN PLUS BUSINESS CONCERN LTD office or with the designated sales representative? Free inspections hold Mondays to Saturdays. Take off time is 10am.

NB: The estate is deemed to have been physically inspected by the applicant (s) and/or their representatives; and the Company shall not be held liable for any claims/liability arising from client's inability/failure to inspect the said property before purchase.

Q6. WHAT ARE THE COORDINATES OF CEDARWOOD LUXURY OCEANBAY?

Q7. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q8. WHAT PLOT SIZES ARE AVAILABLE?

300sqm, 450sqm and 600sqm.

Q9. WHAT ARE THE PRICES & PAYMENT STRUCTURES FOR THE PLOT SIZES?

- (a) Outright payment (0-3 months)- **N4,500,000** (300sqm), **N6,750,000** (450sqm) and **N9,000,000** (600sqm) with minimum initial deposit of **N1,000,000 for 300sqm & N1,500,000 for 450sqm and N2,000,000 for 600sqm.**
- (b) 6 months' installment (15% interest)- **N5,175,000** (300sqm), **N7,762,500** (450sqm) and **N10,350,000** (600sqm) with minimum initial deposit **N1,000,000 for 300sqm & N1,500,000 for 450sqm and N2,000,000 for 600sqm.**
- (c) 12 months' installment (30% interest)- **N5,850,000** (300sqm), **N8,775,000** (450sqm) and **N11,700,000** (600sqm) with minimum initial deposit **N1,000,000 for 300sqm & N1,500,000 for 450sqm and N2,000,000 for 600sqm with minimum initial deposit of N2,500,000 for 300sqm & N3,750,000 for 450sqm.**
- (d) The Company reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or

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

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.

- (e) (i) Corner-piece plot attracts additional 10% of land cost
(ii) Commercial plot attracts additional 10% of land cost
(iii) Corner-piece & Commercial plot attracts additional 20% of land cost.
- (f) 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. 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.

Q10. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable, and the estate is accessible from the Akodo-Okunlse Expressway.

Q11. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND? (Subject to review within or after 12 months)

- (a) Deed of Assignment: 5% of consideration on payment plan e.g. **N225,000** for 300sqm, **N337,500** (450sqm) and **N450,000** (600sqm) for outright payment.
- (b) Survey Plan Fees: **N100,000** for 300sqm, 450sqm and 600sqm (per plot)
- (c) Plot Demarcation: **N50,000** for 300sqm, 450sqm and 600sqm (per plot)
- (d) Plot Maintenance Fees: **N5,000** for 300sqm, 450sqm and 600sqm (per plot) monthly (This is to keep your physically allocated plot that is yet to be developed cleared and tidy all year round)
- (d) Development Fee: **To be communicated later** (Development fee covers the following: (1) Smart features (2) Drainage construction (3) Transformers and Electrification (4) Tarred or interlocked roads (5) Building of special amenities (6) Landscaping and beautification of the estate. etc. NB: **Development fees unpaid within 12 months of demand will attract 2.5% monthly appreciation value due to rising costs of building materials.**

Q12. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Layout Allocation Document would be issued within three (3) months after payment and physical allocation is expected to be done during the annual dry season in order of subscription. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

Q13. 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 outright upon demand. Installment payment of development fees will attract surcharges.

Q14. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgement of subscription, receipt of payment and/or provisional allocation letter for initial deposit; and installment payment receipt(s) for further installments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels **pwanpluswearetheheart** (Facebook); **@realpwanplus** & **@cedarwoodluxury** (YouTube & Instagram).

Q15. 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.

Q16. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

- A. You can start building on the land after Physical Allocation provided that development fees have been paid. 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, satisfactory evidence of possession of plots by subscribers and payment of development fees by subscribers.

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

