

SMART CITY FAQ



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)

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 

No.: 0226820386



No.: 2032305474



No.: 1014841964



No.: 1023040127

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

Q1. WHERE IS CEDARWOOD LUXURY SMART-CITY?

CEDARWOOD LUXURY SMART-CITY is situated at YEGUNDA COMMUNITY, LEKKI-EPE EXPRESSWAY, BY ALARO-CITY, IBEJU-LEKKI LOCAL GOVERNMENT AREA, LAGOS STATE

Q2. WHY SHOULD I BUY CEDARWOOD LUXURY SMART-CITY?

CEDARWOOD LUXURY SMART-CITY, the newest estate in the fast growing and reputable Cedarwood Luxury Brand of Residential & Commercial Real Estate is a city of the future designed for tech enthusiasts, millennials, Gen Z, nature lovers, sportsmen, celebrities and professionals who want to enjoy the luxury of smart technology in their everyday life right from the comfort of home.

Cedarwood Luxury Smart-City enjoys proximity to major government presence & commercial investment landmarks like *the Cedarwood Luxury Beach Resort, Alaro City, Pan Atlantic University, Eleganza Industrial City, Lekki Free Trade Zone, Dangote Industries, La Campagne Tropicana etc.* guaranteeing high Return on Investment, Rental Income and other property perks.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF CEDARWOOD LUXURY SMART-CITY?

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 SMART-CITY?

Certificate of Occupancy. 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. WHAT ARE THE COORDINATES OF CEDARWOOD LUXURY SMART-CITY?

602491.296mE
723578.706mN

Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q7. WHAT PLOT SIZE(S) IS AVAILABLE?

300sqm & 450sqm. A subscriber interested in a full 600sqm plot will opt for and be allocated two 300sqm plots.

Q8. WHAT ARE THE PRICES & PAYMENT STRUCTURES FOR THE PLOT SIZES?

- (a) Outright payment (0-3 months)- **N7,500,000** (300sqm), **N11,250,000** (450sqm) with minimum initial deposit of **N2,500,000 for 300sqm & N3,750,000 for 450sqm.**
- (b) 6 months' installment (15% interest)- **N8,625,000** (300sqm), **N12,937,500** (450sqm) with minimum initial deposit **N2,500,000 for 300sqm & N3,750,000 for 450sqm.**
- © 12 months' installment (30% interest)- **N9,750,000** (300sqm), **N14,625,000** (450sqm) 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 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

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

(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.

Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable, and the estate is directly facing the Lekki-Epe Expressway.

Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND? (Subject to review within 12 months)

- (a) Deed of Assignment: **N500,000** for 300sqm & **N600,000** for 450sqm (per plot)
- (b) Survey Plan Fees: **N500,000** for 300sqm & 450sqm (per plot)
- © Plot Demarcation: **N50,000** for 300sqm & 450sqm (per plot)
- (d) Plot Maintenance Fees: **N5,000** for 300sqm & 450sqm (per plot) monthly (This is to keep your undeveloped plot 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.**

Q11. 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.

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

Q13. 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).

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 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.
- B. You confirm that the company reserves the right to review your allocation if you do not develop your plot(s) or show evidence of active possession within 12 months after physical allocation.

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

Yes. There must be evidence of active possession on your land within six months of physical allocation i.e. fencing of plot(s). Where an allocated plot is not fenced within the stipulated timeframe, the Company reserves the right to

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

reallocate the subscriber to another area of the estate.

Q17. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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 that high-rise buildings will not be permitted. All building design must conform to the required set back & building control of the estate and the government; and such design should be submitted for vetting to the company. You are expected to bear the cost of obtaining relevant building permits with the appropriate agencies of the Lagos State Government before any development on your plot(s).

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 will be payable by the parties to the Company for Transfer of Title Documentation.

Q19. CAN I PAY CASH TO YOUR AGENT?

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?

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 120 days' written/email notice to process your refund request and a further 60 days if the process isn't completed after the first 120 days. The refund shall be processed and paid less 40% (Administrative, Logistics & Agency Fees). For refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

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*



▶▶▶ ALL PAYMENT SHOULD BE MADE IN FAVOUR OF



No.: 0226820386



No.: 2032305474



No.: 1014841964



NO.: 1023040127

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

Impression of the common seal if subscriber is a company
 >>>>>>>>>>>>>>>>
 Subscription form must be signed by two directors or a director & secretary
 Where subscriber is a company >>>>>>>>>



 PWAN PLUS @realpwanplus @cedarwoodluxury
 www.cedarwoodluxury.com