

The   
*Autograph*  
**Maisonettes**  
**& Apartments**  
 BY CEDARWOOD



ESTATE FEATURES

-  GOOD ROAD NETWORK
-  POTABLE WATER
-  GOOD DRAINAGE
-  PERIMETER FENCING
-  24 HOURS POWER SUPPLY
-  GATED & SECURE ENVIRONMENT

Now   
 Selling

2-BEDROOM  
 APARTMENT  
**N55M**

3-BEDROOM  
 APARTMENT  
**N65M**

4-BEDROOM  
 APARTMENT  
**N85M**

All payment should be made  
 in favour of **PWAN PLUS**  
**BUSINESS CONCERNS LTD.**



**4020032842**



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# FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS



## INTRODUCTION

PWAN PLUS BUSINESS CONCERNS LTD is a property-marketing and information company located at 2nd Floor, Trimetrix Towers, Lakeview Park Estate, Berger Bus Stop, Lekki-Epe Expressway, Ajah, Lagos State, registered with the Corporate Affairs Commission with RC NUMBER 1310441. We exist to make home and land ownership/dreams a reality for all. We are a multiple award-winning real estate company, winner of the "REAL ESTATE FIRM OF THE YEAR 2023" and the owners of Cedarwood Luxury, Heartland Series and the Billionaire's series estates.

### 1. THE AUTOGRAPH MAISONETTE AND APARTMENTS MONASTRY ROAD LOCATION

THE AUTOGRAPH MAISONETTE AND APARTMENTS MONASTRY ROAD is situate at AJAYI-APATA, NEW TOWN BY MONASTERY ROAD, SANGOTEDO, LAGOS STATE NIGERIA

### 2. PROPERTY INSPECTION

Clients or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN PLUS BUSINESS CONCERNS LTD office or with the designated sales representative. Free inspections hold Mondays to Saturdays. Take off time is 10am (10am-3pm) NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

### 3. ESTATE LAND MARKS

THE AUTOGRAPH MAISONETTE AND APARTMENTS MONASTRY ROAD enjoys proximity to major government presence & commercial investment landmarks like the Crown Estate, Fara Park 1&2, Shoprite/Novare Mall, Skymall and Mater Ecclesiae Monastery guaranteeing high Return on Investment.

### 4. PROPERTY TITLE

CERTIFICATE OF OCCUPANCY: The company has the long-term responsibility to ensure/facilitate further perfection and regularization of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

### 5. THE AUTOGRAPH MAISONETTE AND APARTMENTS MONASTRY ROAD COORDINATES \_\_\_\_\_

### 6. AVAILABLE APARTMENTS AND THE STRUCTURE TO EXPECT

2-bedroom flats, 3-bedroom flats, and 4-bedroom maisonettes are available as semi-finished units, allowing subscribers to complete the interior finishing to their preference. The apartments and maisonettes will be delivered with all external works completed, including plastered walls, installed windows and main external doors, external painting, electrical and plumbing piping. Renditions of the Estate made in marketing materials are artist renditions and not the final designs or layout for the property to be purchased.

N/BA Corner-piece unit attracts an additional 10% of the unit

### 7. PRICES AND PAYMENT STRUCTURE

(a) The purchase price is payable either in full outright or in instalments as outlined in the schedule below (subject to review and variations):

BUILDING TYPE	3 MONTHS	6 MONTHS
<b>Two Bedroom Apartment</b>	<b>N55,000,000</b> <b>Initial Payment: N15,000,000</b> <b>Instalment: 20,000,000</b> <b>Monthly for next 2 months</b>	<b>N63,250,000</b> <b>Initial Payment: N15,000,000</b> <b>Instalment: 9,650,000</b> <b>Monthly for next 5 months</b>
<b>Three Bedroom Apartment</b>	<b>N65,000,000</b> <b>Initial Payment: N20,000,000</b> <b>Instalment: 22,500,000</b> <b>Monthly for next 2 months</b>	<b>N59,778,000</b> <b>Initial Payment: N5,000,000</b> <b>Instalment: 8,240,000</b> <b>Monthly for next 5 months</b>
<b>Four Bedroom maisonette</b>	<b>N85,000,000</b> <b>Initial Payment: N20,000,000</b> <b>Instalment: 32,500,000</b> <b>Monthly for next 2 months</b>	<b>N97,750,000</b> <b>Initial Payment: N20,000,000</b> <b>Instalment: 15,550,000</b> <b>Monthly for next 5 months</b>

(a) The purchase price is payable either in full outright or in instalments as outlined in the schedule below (subject to review and variations):

NB: 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.

(b) Non-payment of the monthly instalments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result to the following:

- I. An upward review in the sale price of the property
- II. An interest charge on the outstanding amount at the prevailing bank rate after payment expiration
- III. The company reserves the right to review number of units purchased or move subscription to another scheme or phase of the estate in the event of payment default.
- IV. Termination or revocation of the contract and the clause on refund would apply

N/B: In the event that there are no available units (s) at the time of subscription /payment/ allotment, one can be transferred to a new phase/estate.

### 8. OTHER PAYMENTS (Subject to review within 12 months)

- I. Legal fees of N3,000,000 cost as legal documentation (Deed of Assignment & Survey plan)
- II. (c) Development Fee: N5,000,000 per unit (Development fee covers the following: (1) Drainage construction (2) Transformers and Electrification (3) Tared 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 subject to an upward review. Development fees should be paid either on outright upon demand. Instalment payment of development fees will attract surcharges.
- III. Service Charge: Service Charge shall become due and payable immediately upon handover of the units. The cost for the annual service charge shall be communicated on a later date.

### 9. ALLOTMENT TIME LINE

Delivery will be in accordance with payment(s) plan, and in a minimum of 18 months upon completion of payment and upon confirmation of at least 50% payment of development fees. Note: allotments are done based on the order of completion of payment.

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

