

PWAN PLUS

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Please complete this application form in BLOCK LETTERS

1. Personal Details							
Title	Lead Buyer First Name OR Company Name:						
Middlename:	on company name.	Surname:				Date of Birth (dd/mm/yyyy):	
Residential/Company Address:							
Correspondence Address (If differer	nt from above):						
Email Address:	l Address:		Mobile Number Other Numbers			s:	
Nationality:			Marital Status: Single	Married			
2. Secondary Buyer Details							
Name (Or Primary Contact if buying in Company Name):							
Telephone Number:			Email Address:				
3. Employer Details							
Name of Employer:							
Address:							
			Telephone Number:				
4. Next of Kin							
1st Name:							
Address:							
			Telephone Number:				
2nd Name:							
Address:							
			Telephone Number:				
5. Property Details							
Preferred Unit Type	Number of Unit(s) Unit	Type: 2 F	edroom 3 Bedroo	m 4 Be	droom Mai	sonettes Dunlex	
Preferred Unit Type Number of Unit(s) Unit Type: 2 Bedroom 3 Bedroom 4 Bedroom Maisonettes Duplex Name as it should appear in Title Deed :							
Address as it should appear in Title Deed:							
6. Mode of Payment							
Outright 3 Months	6 Months 12 Months						
All payment shou in favour of PV BUSINESS CONC	uld be made VAN PLUS CERNS LTD.	4	0200)32	84	42	
8. Applicant's Signature			10. Agent/Relationsl	nip Manager			
The applicant hereby acknowledges that he/she has read and understood			Name:				
the terms and conditions of purchas	se and received a copy thereof.		Email:		Sign	ature:	
Signature:	Date: D D M M Y Y	Y Y	Phone:		Date:	D M M Y Y Y	
	1						



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

THE AUTOGRAPH MAISONETTE AND APARTMENTS MONASTRY ROAD LOCATION 1.

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

PROPERTY INSPECTION 2.

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.

ESTATE LAND MARKS 3.

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.

PROPERTYTITLE 4

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.

THE AUTOGRAPH MAISONETTE AND APARTMENTS MONASTRY ROAD COORDINATES 5

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/BACorner-piece unit attracts an additional 10% of the unit

PRICES AND PAYMENT STRUCTURE 7. (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		
Two Dodgoom Apostmont	N55,000,000	N63,250,000		
Two Bedroom Apartment	Initial Payment: N15,000,000	Initial Payment: N15,000,000		
	Instalment: 20,000,000	Instalment: 9,650,000		
	Monthly for next 2 months	Monthly for next 5 months		
Three Bedroom Apartment	N65,000,000	N59,778,000		
F	Initial Payment: N20,000,000	Initial Payment: N5,000,000		
	Instalment: 22,500,000	Instalment:8,240,000		
	Monthly for next 2 months	Monthly for next 5 months		
Four Bedroom maisonette	N85,000,000	N97,750,000		
Four Beuroom maisonette	Initial Payment: N20,000,000	Initial Payment: N20,000,000		
	Instalment: 32,500,000	Instalment: 15,550,000		
	Monthly for next 2 months	Monthly for next 5 months		

(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;

- An upward review in the sale price of the property
- 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.

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

Legal fees of N3,000,000 cost as legal documentation (Deed of Assignment & Survey plan)

П. (c) Development Fee: N5,000,000 per unit (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 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

ALLOTMENTTIME LINE

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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.

DOCUMENTATION 10.

Full documentation for a sale shall comprise the following:

 ${\tt Home\,Sales\,Agreement-Issued\,upon\,receipt\,of\,payment\,of\,initial\,deposit;}$ (a)

(b) Home Owners' Agreement and r - Issued upon full payment of the purchase price

Deed of Sub-lease - Issued upon receipt of full payment of purchase price and administrative/legal fees; (c)

Applicants will be responsible for perfecting their title to the property and shall be required to comply with the Estate Rules and Regulations as provided by the Company.

11. **RESALE OF UNITS:**

Transfer of interest in units by Applicants is only possible upon full payment and shall be done upon receipt of prior express consent of the Company and payment of transfer charges

10% of the Unit consideration paid by the subscriber will be payable by the subscriber to the Company for Transfer/regularization of Title 11 Documentation.

111. The subscriber shall bear the cost of procuring Legal documents and any other document as may be required for such transfer.

IV. For avoidance of doubt, Pwan plus Business Concerns Ltd is not obligated to get a third-party to acquire the interest of the subscribers. We do not resell for subscribers.

REFUND POLICY 12.

A refund shall be made if:

The subscriber continuously defaults or fails to complete the purchase sum at the end of the payment plan.

П. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Company.

- ш Where the subscriber continuously violates the terms and conditions of the subscription
- IV The subscriber is required to give the Vendor a minimum of one hundred and twenty days (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

In the event that payment has been completed, you can no longer request for a refund, hence you can only re-sale. V.

All instances requiring refund as contained in clause Q20 (a) & (b) shall be subject to a 20% (Administrative, Logistics & Agency Fees). For VI. refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

PAYMENT 13.

All payment should only be made to PWAN PLUS BUSINESS CONCERNS LTD at its designated Bank Accounts. Cheque(s)/bank drafts should be issued in favor 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.

FORCE MAJEURE: 14.

If the performance of the terms of this Agreement or any obligation under it, is prevented, restricted or interfered with by Force Majeure, the Seller upon giving reasonably notice to the Buyer, shall be excused from the performance to the extent of the prevention, restriction or interference. The Seller shall not be deemed to be in breach of this Agreement or otherwise be liable to the buyer by reason of any delay in performance of its obligations which is due to any event of Force Majeure of which it has duly notified the buyer, and the time for the performance of the obligation under this Agreement shall be extended accordingly. An event of Force Majeure shall be any event beyond reasonable control of the affected Party and shall include but not be limited to flood, severe economic downturn affecting construction costs, invasion, war, uprising, insurrection, Act of God, strikes or riot.

DISPUTE RESOLUTION: 15.

Where there is a dispute, Parties shall first endeavor to reach an amicable settlement within 14 days of notification of such dispute and if the dispute is not settled amicably within the said 14 days, it shall be referred to the Lagos Multi Door Courthouse (LMDC). The decision of the LMDC shall be final and binding on the Parties and judgement upon the award tendered may be entered in any Court having jurisdiction. Parties shall be responsible for their respective costs in connection with the dispute.

GOVERNING LAW: 16.

This Agreement will be governed by and construed and interpreted in accordance with the laws of the Federal Republic of Nigeria.

Note: we are a Nigerian Company and solely transact in the Naira currency, the dollar exchange rate and fluctuation does not apply in this transaction.

DECLARATION

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY MEAND I ACKNOWLEDGE RECEIVING A COPY OF IT.

...... SIGNATURE....... DATE...... NAME.....

ANTI-MONEY LAUNDERING DECLARATION

Pwan Plus Business Concerns Ltd- Declaration relating to the combat against money laundering (AML) and Combating the Financing of Terrorism (CFT)

I/we, -----("the client") (Please insert the natural or corporate name of the above-named client)

Hereby confirms that: a. The money paid by me to Pwan Plus Business Concerns Ltd is not a proceed of crime b. Pwan Plus Business Concerns Ltd and I are subject to and obliged to comply with all relevant laws, regulations, lawful orders or directives relating to the combat against money laundering (AML) and terrorism financing Concerns Ltd Concerns Ltd Concerns Ltd Insure and agree to computative with anti-tion by durating and are a great and the second seco

Signed by the Client or Client's Representative

Name: -----Address:-----Signarure:-----

^{*}If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form CO7 & 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



PWAN PLUS BUSINESS CONCERNS LIMITED You can also visit our website at www.pwanplus.ng for more informat We look forward to hearing from you

Yours sincerely, PWAN PLUS BUSINESS CONCERNS LIMITED of Cedarwood Estate

Impression of the common seal if subscriber is a company



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