

NOW SELLING

The 
Autograph
**Maisonettes
& Apartments**
BY CEDARWOOD

Serviced Plots

**SUB
SCRIP
TION
FORM**



**CERTIFICATE OF
OCCUPANCY (COFO)**



**AJAYI-APATA, NEW TOWN BY MONASTERY ROAD,
SANGOTEDO, LAGOS STATE NIGERIA**

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



4020032842



cedarwoodluxury.com | pwanplus.ng

TYPE OF PLOTS: RESIDENTIAL CORNER PIECE PLOT(S) (ATTRACTS 10%)
PAYMENT: OUTRIGHT INSTALLMENT 3 MONTHS 6 MONTHS
NUMBER OF PLOTS: **PLOT SIZE:** 300SQM

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

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*

ADDRESS PROOF*

IDENTITY PROOF NAME

PHONE NUMBER

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

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 MONASTRY 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. PLOT SIZE(S)

All plots are 300sqm. However, below are various plots with features that attract additional charges;

- a) Corner-piece plot attracts additional 10% of land cost
- b) Commercial plots attract additional 30% of land cost
- c) Commercial & Corner-piece plot attracts additional 40% of land cost

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):

LAND SIZE	3 MONTHS (OUTRIGHT)	6 MONTHS INSTALMENT
300	ACTUAL PRICE: 35,000,000 Initial Payment: N10,000,000 Instalment: N12,500,000 Monthly for the next 2 Months.	ACTUAL PRICE: 40,250,000 Initial Payment: N10,000,000 Instalment: N6,050,000 Monthly for the next 5 Months.

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. Attract default charge of 5% of the monthly payment or 5% of the total balance upon notice of demand, OR 5% of the outstanding payment for every month of default after payment expiration
- II. 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.
- III. Termination or revocation of the contract and the clause on refund would apply

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

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

- I. Deed of Assignment: N1,750,000 for 300sqm
- II. Survey Plan Fees: N2,000,000 per 300sqm plot
- III. Plot Demarcation: N50,000 (per plot)
- IV. (d) Development Fee: N5,000,000 subject to review, which covers: Clearing, perimeter fencing, Gatehouse, Landscaping, Earth Road Network and other basic amenities. N/B: Development fees unpaid within 12 months of demand will be subject to review due to rising costs of building materials.
- V. Development fees should be paid either on outright upon demand. Instalment payment of development fees will attract surcharges.

9. ALLOCATION TIME LINE

Physical allocation would be done three (3) months after completion of payment in order of subscription /payment and upon confirmation of at least 50% payment of development fees. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate or a new estate. Note: Priority is given to clients who paid one-off over instalment payment plan.

10. DOCUMENTATION

The following document will be issued

- I. Upon payment of initial deposit, a letter of acknowledgement of subscription, receipt of payment for initial deposit would be issued, and also instalment payment receipt(s) for further instalments.
- II. Contract of Sales, Payment Receipt and Payment Notification Letter would be issued upon final payment of the total sum.
- III. Deed of Assignment & Survey Plan within four (4) months of payment provided that physical allocation has been done.
 N/B: In accordance with relevant laws, your Deed of Assignment CANNOT be executed on your behalf except upon production of a duly executed and registered Power of Attorney appointing your representative to execute on your behalf OR in the alternative a duly executed Power of Attorney authenticated by a Court of competent jurisdiction.

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

