Lavender GARDENS ESTATE

BY Paradise

Ode-Omi IBEJU-LEKKI

DEED & SURVEY



ACTUAL PRICE

~~N1.5M~~

PROMO PRICE

N1M

PLOT SIZE 600 SQUARE METRES

ESTATE FEATURES

- BEAUTIFUL LAYOUT
- GOOD DRAINAGE
- SPORT ARENA
- STANDARD GYM
- GREEN AREA
- PARKING SPACE

Subscription Form

Lavender SERIES

PWAN PARADISE

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Lavender GARDENS ESTATE BY Paradise

SUBSCRIPTION FORM

PWAN PARADISE

NOTE: INSTANT PLOT RESERVATION AND ALLOCATION FOR SUBSCRIBERS

TYPE OF PLOTS: ☐ RESIDENTIAL ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: ☐ OUTRIGHT ☐ INSTALLMENT ☐ 6 MONTHS ☐ 12 MONTHS

NUMBER OF PLOTS: _____ **PLOT SIZE:** ☐ 600SQM ☐ 300SQM

AFFIX A PASSPORT PHOTOGRAPH

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*

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

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

Q1. WHERE IS LAVENDER GARDEN ?

Lavender Gardens is located at Ibeju-Lekki odeomi . Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN PARADISE REALTIES LTD officeor with the designated sales representative. Free inspections holds Mondays, Tuesdays, Thursdays and Saturdays. Take off time is 10am. NB:The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

Q2. WHY SHOULD I BUY LAVENDER GARDEN BY PWAN PARADISE?

LAVENDER GARDEN Enjoys proximity to the La Campaigne Tropicana Resort, Dangote Jetty, Dano Milk Ltd, Deep Sea Port Lekki Free Trade Zone

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF LAVENDER GARDEN?

Lavender GARDEN is owned by PWAN PARADISE REALTIES LTD, owners of Lavender Series, an affiliate of. PwanPlus Concerns Ltd.

Q4. WHAT TYPE OF TITLE DOES LAVENDER GARDEN HAVE?

DEED OF ASSIGNMENT AND SURVEY.. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be deter mined and communicated at a future date.

Q5. WHAT ARE THE COORDINATES OF LAVENDER GARDEN?

650798mE,706313mN

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 & 600sqm

Q8. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

LAND SIZES	3 MONTHS (OUTRIGHT)	6MONTHS (OUTRIGHT)	12 MONTHS INSTALMENT
600	**(N1,000,000. Initial payment N500,000 installment N250,000 for the next 2 months)**	**(N 1,525,000. Initial payment N900,000, installment N125,000 for the next 5 months)**	**(N1,825,000. Initial Payment N725,000 installment N100,000 for the next 11 months**

B: 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.

d) (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 co st.

(e) 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 and the clause on refund would apply/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 also 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.

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

(a) Deed of Assignment: N200,000 for 600sqm (per plot)

(b) Provisional Survey Plan Fees: N150,000 per 600sqm

(c) Plot Demarcation: N70,000 (per plot)

(d) Development levy will be communicated later to every subcriber of Lavender Gardens. This covers for perimeter fencing, gating, underground drainage system, Road network, Street lights etc.

N/B: In the event that there is an unavailability of plots at the time of subscription /payment, one can be transferred to a new phase.

Q11. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Allocation Document would be issued within three (3) months after payment and physical allocation to be done during the annual dry season in order of subscription upon confirmation of 50% payment of development fees. 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 Levy upon demand should be paid on outright. 6 months payment plan will be granted upon request & 50% of Development levy should be paid before carrying out internal fencing of purchased plots.

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

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 instalment payment receipt(s) for further instalments. Estate updates are regularly sent via email & our social media channels. Cus tomers are encouraged to follow us on our social media channels pwanparadise wearetheheart (Facebook & Instagram); @pwanparadise

Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

(a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document Deed of Assignment &

(b) 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 L AND NOW?

A. You can start building on the land after Physical Allocation provided that development fee has 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. Please select your proposed timeline for commencing building/development on your plot:
6 MONTHS 1 YEAR 2 YEARS 3 YEARS

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 reallocate the subscriber to another are a 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 "Face-me-I –Face – you" (Tenement Building) and high-rise houses will not be permitted. All building design must conform to the required set back & building control of the estate and such design would be approved by the company and with Delta State Government afterwards.

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 PARADISE REALTIES LTD would require you (the seller) to furnish the company with details of the new buyer. PWAN PARADISE does not sell on behalf of subscribers.

B. 10% of the land consideration paid by you will be payable by the new buyer directly or through you 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 PARADISE REALTIES LTD at its designated Banks. Otherwise, cheque(s)/bank drafts should be issued in favour of PWAN PARADISE REALTIES 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 IS THE REFUND POLICY? A refund should be made if:

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

b. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Vendor.

c . 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

d. All instances requiring refund as contained in clause Q19 (a) & (b) shall be subject to a 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.

THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ THEREFORE, 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.*

HOW TO MAKE PAYMENT

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF: PWAN PARADISE REALTIES LTD

ZENITH **1229307057**

POLARIS BANK **1771967005**

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 >>>>>>>>>>

For swift response to your enquiries or requests please contact us at:

PWAN PARADISE REALITIES LTD

You can also visit our website at ww.pwanparadise.ng for more information.
We look forward to hearing from you soonest.

Yours sincerely,
PWAN PARADISE REALTIES LTD
Owners of Lavender Series