TITLE: DEED & SURVEY

IGBODU, EPE, LAGOS

THE

Lavender SERIES

Lavender Court

BY Paradise

- GOOD WATER
- STREET LIGHT
- PERIMETER FENCE
- SEWAGE SYSTEM
- GOOD SECURITY
- GARDEN & LANDSCAPING
- GOOD ROAD
- GATED ENVIRONMENT
- POWER SUPPLY
- ECO FRIENDLY

ESTATE FEATURES

SUBSCRIPTION FORM

Now Selling

N5M

DEED AND SURVEY INCLUSIVE

600SQM

PWAN PARADISE

Lavender Court 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

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.

AFFIX A PASSPORT PHOTOGRAPH

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 PARADISE personnel

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

Q1. WHERE IS LAVENDER COURT?
LAVENDER COURT is located right in the heartbeat of Epe."The New Lagos", Along the Road At Igbodu Epe, Lagos State. Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN PARADISE REALTIES LTD office or 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 COURT BY PWAN PARADISE?
LAVENDER COURT enjoys proximity to major government presence & commercial investment landmarks like Lagos International Airport, Lagos State Centre for Rural Development Agency, Epe Resort and Spa,, St Augustin University, Yaba College of Technology

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF LAVENDER COURT?
Lavender Court is owned by PWAN PARADISE REALTIES LTD, owners of Lavender Series, an affiliate of. PwanPlus Concerns Ltd.

Q4. WHAT TYPE OF TITLE DOES LAVENDER COURT HAVE?
DEEDS 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 determined and communicated at a future date.

Q5. WHAT ARE THE COORDINATES OF LAVENDER COURT?
603736.812mE, 737797.880mN

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)	6 MONTHS INSTALMENT	12 MONTHS INSTALMENT
300	N2,500,000	N3,605,000	N4,355,000
600	N5,000,000	N6,105,000	N6,850,000

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 cost.

(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: N150,000 for 300sqm (per plot)
(b) Provisional Survey Plan Fees: N350,000 / Registered Survey Plan Fees: N500,000 for 300sqm (per plot) (corporate entities are required to pay double the price base on survey scale of fees.)
(c) Plot Demarcation: N70,000 (per plot)
(d) Development Fee: 2,500,000 Development fees unpaid within 12 months of demand will attract 2.5% monthly appreciation value due to rising costs of building materials.
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 fees should be paid either on outright upon demand. Instalment payment of development fees will attract surcharges.

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. Customers 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 LAND 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 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 "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 shall 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.

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 PARADISE (trading in the name & style of lavender series)

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

1229307057

For swift response to your enquiries or requests please contact us at:
PWAN PARADISE REALTIES LTD
You can also visit our website at www.pwanparadise.ng for more information.
We look forward to hearing from you soonest.

Yours sincerely,
PWAN PARADISE REALTIES LTD
Owners of Lavender Series

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 >>>>>>>>>>

pwanparadise pwanparadiseng@gmail.com
www.pwanparadise.ng