



AFFIX
A PASSPORT
PHOTOGRAPH

Please complete all fields in block letters. Fields marked with asterisks (*) are mandatory. Tick boxes where appropriate.

[illegible]

NAME		ADDRESS
PHONE NUMBER		
EMAIL ADDRESS		

I.....hereby affirm that all information provided as a requirement for the land in Perfect Boulevard located in Okun-ajah, Lekki Peninsular Scheme 2, Off Abraham Adesanya, Ajah, Eti-Osa LGA, Lagos State, is true and any false or inaccurate information given by me may result in the decline of my application.

***TYPE OF PLOT:** ☐ Residential ☐ Commercial plot (attracts 10%) Number of plots PLOT SIZE: ☐ 300 SQM ☐ 450 SQM ☐ 600 SQM

PAYMENT PLAN: ☐ 6 Months ☐ 12 Months ☐ Corner piece plot(s) attracts 10% of land cost

SIGNATURE OF SUBSCRIBER* _____

NAME* _____

DATE* _____

[illegible]

OFFICE ADDRESS: PWAN PERFECTION BUSINESS INVESTMENTS LTD, 7A, DANİYAN NATALIA STREET, LEKKI PHASE 1, LEKKI.
Email: pwanperfection@gmail.com

ALL PAYMENTS SHOULD BE MADE IN FAVOR OF
PWAN PERFECTION BUSINESS INVESTMENTS LTD



0616788104

PERFECT BOULEVARD

FREQUENTLY ASKED QUESTIONS/TERMS & CONDITIONS

Q1. WHERE IS PERFECT BOULEVARD?

PERFECT BOULEVARD is situated at OKUN-AJAH, LEKKI PENINSULAR SCHEME 2, OFF ABRAHAM ADESANYA, AJAH, ETI-OSA LGA, LAGOS STATE

Q2. WHY SHOULD I BUY PERFECT BOULEVARD?

PERFECT BOULEVARD enjoys proximity to major government presence & commercial investment landmarks like *Ajiwe Police Station, Lagos State Mother & Child Hospital, Lagos Business School, Victoria Garden City etc.* guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF PERFECT BOULEVARD?

PWAN PERFECTION BUSINESS INVESTMENTS LTD

Q4. WHAT TYPE OF TITLE DOES PERFECT BOULEVARD?

EXCISION, APPROVED SURVEY AND LAYOUT BY LAGOS STATE GOVERNMENT. 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. 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, 450sqm, 600sqm

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

(a) Outright payment (0-6 months)- **N9,000,000** (300sqm) **N13,500,000** (450sqm), **N18,000,000** (600sqm) with minimum initial deposit of **N1,000,000** for 300sqm, **N1,500,000** for 450sqm and **N2,000,000** for 600sqm.

(b) 12 months' installment- **N10,000,000** (300sqm), **N15,000,000** (450sqm), **N20,000,000** (600sqm)

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.

(c) Corner piece and commercial plots attract additional 10% of land cost

(c) 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/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 reserves the right to review number of plots purchased 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 12-24 months)

(a) Deed of Assignment: **N1,000,000** (per plot)

(b) Survey Plan Fees: **N1,000,000** (per plot) **N2,000,000** for corporate entities

(c) Plot Demarcation: **N50,000** (per plot)

(d) Development Fee: **N7,450 per square meter** (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 attract 2.5% monthly appreciation value.**

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 **provided that at least 25% of development fees has been paid.**

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 installment (over a 12 months' period after physical allocation) or outright basis before or after physical allocation

Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS? A letter of acknowledgement of subscription, receipt of payment and provisional allocation letter for initial deposit; and installment payment receipt(s) for further installments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels @pwanperfection (instagram) Pwan Perfection (Facebook)

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

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

(b) Deed of Assignment & 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. Fencing & Gatehouse already constructed and other infrastructure will commence from the 2nd year of launching with regard to the general level of development in the area and satisfactory evidence of possession of plots 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).

Q17. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A. 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 Lagos State Government afterwards.

B. Please select your proposed or intended type of building: ☐ TERRACE ☐ DUPLEX ☐ OTHERS (SPECIFY)

Q18. CAN I RE-SELL MY PLOT/PROPERTY?

Yes, a subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN PERFECTION BUSINESS INVESTMENTS LTD would require you (the seller) to furnish the company with details of the new buyer PWAN PERFECTION BUSINESS INVESTMENTS LTD 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 PERFECTION BUSINESS INVESTMENTS LTD at its designated Banks. Otherwise, cheque(s)/bankdrafts should be issued in favour of PWAN PERFECTION BUSINESS INVESTMENTS 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 HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN I GET A REFUND?

Yes, you can apply for refund only if you have not been allocated your plot(s). In the event of a Refund, you are required to give the Company ninety (90) days' written/email notice to process your refund request and a further sixty (60) days if the process isn't completed after the first 90 days. The refund shall be processed and paid less 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.



