



DeBoulevard

OSHOROKO, FREE TRADE ZONE







TYPE OF PLOTS:	RESIDENT	IAL	COWN	ERCIAL (ATTRAC	TS 10)%)		·	TILCL	PLOT	(S) (A	TTRA	CTS	10%)				
PAYMENT:	OUTRIGH	т	INSTAI	LMENT														AFF	IY	
NUMBER OF PLOTS:		PLO	T SIZE:	3008	SQM		450SG	M	6	00SQ/	M							PASS	PORT FRAPI	
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NAME OF SPOUS	E*																			
(If Applicable)	5	Surname						Other	Names											
ADDRESS*								<u> </u>										\coprod	<u></u>	
DATE OF BIRTH*						GEND	ER*	MAL	.E	FE	MALI									
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Q1. WHERE IS DE BOULEVARD?

DE BOULEVARD is situate at ORIGANRIGAN, OSHOROKO BESIDE DANGOTE QUARTERS, LEKKI FREE TRADE ZONE, IBEJU-LEKKI LGA, LAGOS STATE

Q2. WHY SHOULD I BUY DE BOULEVARD?

DE BOULEVARD enjoys proximity to major government presence & commercial investment landmarks like Deep Sea Port, Dangote Industries, Dano Milk, Kellogs etc. guaranteeing high Return on Investment.

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

PWAN PERFECTION BUSINESS INVESTMENTS LTD, an affiliate of PWANPLUS BUSINESS CONCERNS LTD and a member of the PWAN GROUP.

Q4. WHAT TYPE OF TITLE DOES DE BOULEVARD HJAVE?

Certificate of Occupancy (C of O). 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 DE BOULEVARD?

710021.432mN, 619152.321mE

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 & 450sqm & 600sqm

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

- (a) Outright payment (0-3 months)- 4,000,000 (300sqm), N6,000,000 (450sqm) & N8,000,000 (600sqm) with minimum initial deposit of N1,000,000 for 300sqm, N1,500,000 for 450sqm and N2,000,000 for 600sqm.
- (b) 6months' installment-N4,800,000 (300sqm), N7,200,000 (450sqm),N9,600,000 (600sqm)
- (c) 12 months' installment-- N5,600,000 (300sqm), N8,400,000 (450sqm), N11,200,000 (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.

- (d) 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: N200,000 for 300sqm, N300,000 for 450sqm and N400,000 for 600sqm (per plot)
- (b) Survey Plan Fees: N380,000 for 300sqm, 450sqm& 600sqm (per plot)
- (c) Plot Demarcation: N50,000 for 300sqm, 450sqm& 600sqm (per plot)
- (d) Development Fee: N4,167 per square meter (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 attract 2.5% monthly appreciation value.

TOTAL PACKAGE: N5,880,000/plot (300sqm),N8,605,150 /plot (450sqm) & N11,330,000 /plot (600sqm) on outright plan.

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 (Facebook); @pwanperfection (YouTube & Instagram).

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

- (a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document
- (b) Power of Attorney& 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 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 and satisfactory evidence of possession of plots by subscribers.

B. Please sele	ct your pro	posed t	imeline for	commencing	building/develo	pment on your	r plot: 6	MONTHS 🗌	1 YEAR 🗌	2 YEARS 🗌 3	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?

A. 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 PLUS 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?

SUBSCRIBER'S NAME

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.

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	THEREFORE, THE INFORMATION PROVIDED AND THE TERMS& CONDITIONSIN THE FAQ HERETOFORE,ARE ACCEPTABLE
	AND CONSENTED BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF IT.
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*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)

HOW TO MAKE PAYMENT ALL PAYMENT SHOULD BE MADE IN FAVOUR OF: **PWAN PERFECTION BUSINESS INVESTMENTS LTD**



SIGNATURE

DATE

For swift	resp	onse to	your end	uiries	or requests	please	contact u	ıs at:	
PWAN PE	RFE	CTION	BUSINES	SINVE	STMENTS L	TD			
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You can also visit our website at www.pwanperfection.com for more information.

We look forward to hearing from you soonest.

Yours sincerely,

PWAN PERFECTION BUSINESS INVESTMENTS LTD

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 >>>>>>

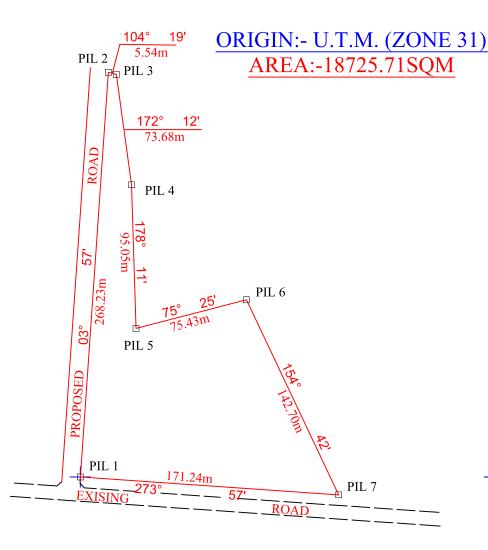


PLAN SHEWING PROPERTY SAID TO BELONG TO

PWAN PERFECTION BUSINESS INVESTMENTS LTD.

AT ORIGANRIGAN VILLAGE,
OFF LEKKI FREE TRADE ZONE ROAD,
IBEJU-LEKKI LOCAL GOVT. AREA
LAGOS STATE.

SCALE:- 1:2500



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Boulevar

OSHOROKO, FREE TRADE ZONE



CofO



PROMO PRICE

OUTRIGHT PRICE





LAYOUT











GREEN AREA





WELL SECURED **ESTATE**

LANDMARK DANGOTE JETTY | DEEP SEAPORT FREE TRADE ZONE | DANGOTE EXPATRIATE QUARTERS

HOWTOMAKEPAYMENT ALL PAYMENT SHOULD BE MADE IN FAVOUR OF: PWAN PERFECTION BUSINESS INVESTMENTS LTD 1211680287 1023822633 0616788104

INSPECTION TAKES PLACE: MON TO SATURDAY, 10AM AND 2PM



TAKEOFFFORINSPECTION PWAN PERFECTION BUSINESS INVESTMENT LTD 7A DANIYAN NATALIA STREET, LEKKI PHASE 1, LEKKI, LAGOS www.pwanperfection.com | pwanperfection@gmail.com

