

# EMERALD LAKEVIEW

By Boulevard



LAKE  
VIEW



24/7 POWER  
SUPPLY



EXCELLENT  
DRAINAGE



GREEN  
ESTATE



100% DRY  
LAND



EXCELLENT  
SERENITY

## AMENITIES

**LOCATION:** ADIVA PLAINFIELDS,  
BEECHWOOD ESTATE, BOGIJE

**TITLE: COFO**

**NOW!**

**N18M**

PLOT SIZE

**450SQM**

SERVICED PLOT

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



**0616788104**  
**1023822633**  
**1211680287**



INSPECTION TAKES PLACE : EVERY MON. TO SATURDAYS, 10 AM & 2PM



TAKE OFF FOR INSPECTION  
**PWAN PERFECTION BUSINESS  
INVESTMENT LTD, 7A DANİYAN NATALIA STREET,  
LEKKI PHASE 1 LEKKI, LAGOS**

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# EMERALD LAKEVIEW

By Boulevard

## SUBSCRIPTION FORM

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

**PAYMENT:**  OUTRIGHT  INSTALLMENT

**NUMBER OF PLOTS:**  **PLOT SIZE:**  450SQM

AFFIX  
A PASSPORT  
PHOTOGRAPH

### SECTION 1: SUBSCRIBER'S DETAILS

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

**NAME\***

Mr.  Mrs.  Miss.  Others  Surname Other Names

**NAME OF SPOUSE\***

(If Applicable) Surname Other Names

**ADDRESS\***

**DATE OF BIRTH\***       **GENDER\*** MALE  FEMALE

**MARITAL STATUS\***  **NATIONALITY\***

**OCCUPATION**  **EMPLOYER'S NAME**

**COUNTRY OF RESIDENCE**  **LANGUAGE SPOKEN**

**EMAIL ADDRESS\***

**TELEPHONE NUMBER\***  **MOBILE NUMBER\***

### SECTION 2: NEXT OF KIN

**NAME**  **ADDRESS**

**PHONE NUMBER**

**EMAIL ADDRESS**

### SECTION 3: SUBSCRIBER'S DECLARATION

I.....hereby affirm that all information provided as a requirement for the purchase of the land in Emerald Lakeview Situated at Adiva Plainfields, Beechwood Estate, Bogije, Lagos, is true and any false or inaccurate information given by me may result in the decline of my application.

**SIGNATURE OF SUBSCRIBER\*** \_\_\_\_\_

**NAME\*** \_\_\_\_\_

**DATE\*** \_\_\_\_\_

### FOR REFERRAL DETAILS

**NAME\***

**DATE\***

**PHONE NO**

**EMAIL**

**Q1. WHERE IS EMERALD LAKEVIEW BY BOULEVARD LOCATED?**

**EMERALD LAKEVIEW BY BOULEVARD** is situated inside Adiva Plainfields, Beechwood Estate, KM 35 Lekki-Epe Expressway, Lakowe Village, IBEJU -LEKKI LGA, LAGOS STATE

**Q2. WHY SHOULD I BUY EMERALD LAKEVIEW BY BOULEVARD?**

**EMERALD LAKEVIEW BY BOULEVARD** is in the neighborhood of notable residential estates like the exclusive Lakowe Lakes Golf and country Estate, Beechwood Park and Beechwood Estate. It also enjoys proximity to commercial investment landmarks like *Coscharis Motors, Novare Mall Shoprite, Lufasi nature park, Omu Resort and it is buy and build property etc.* Guaranteeing high return on Investment.

**Q3. WHO ARE THE OWNERS/ DEVELOPER OF EMERALD LAKEVIEW BY BOULEVARD?**

PWAN PERFECTION BUSINESS INVESTMENTS LTD.

**Q4. WHAT TYPE OF TITLE DOES EMERALD LAKEVIEW BY BOULEVARD HAVE??**

Certificate of Occupancy. 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 EMERALD LAKEVIEW BY BOULEVARD?**

6.462003.77276

**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? 450sqm, 600sqm**

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

- (a) Outright payment (0-3 months)- **N18,000,000** (450sqm), **N24,000,000** (600sqm), with a minimum of **50% initial deposit**
- (b) 6 months' installment- **N19,500,000** (450sqm), **N25,500,000** (600sqm), with a minimum **50% initial deposit**
- (c) 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) (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/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 motor-able.

**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: **N500, 000** for 450sqm, **N750, 000** for 600sqm (per plot)
- (b) Survey Plan Fees: **N1, 000,000** for 450sqm, 600sqm (per plot)
- (c) Plot Demarcation: **N50, 000** for 450sqm, 600sqm (per plot)
- (d) Development Fee: **N4, 167.00 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: N21,425,150 outright plan (450sqm), N28,300,200 outright plan (600sqm)**

**6 MONTHS INSTALLMENT TOTAL PACKAGE: N22,925,150, (450sqm), N29,800,200 (600sqm)**

**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 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, Payment 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 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 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 INVESTMENT LTD would require you (the seller) to furnish the company with details of the new buyer. PWAN PERFECTION 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 INVESTMENT LTD at its designated Banks. Otherwise, cheque(s)/bank-drafts should be issued in favour of PWAN PERFECTION BUSINESS INVESTMENT 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 via 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.

**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 .....**

