

STILL
SELLING



DeBoulevard

Phase 2

AKODO TOWN, IBEJU, LEKKI,
LAGOS BESIDE THE LEKKI
FREE TRADE ZONE

COORDINATES:
713625.440mN 603926.108mE

TITLE: **GAZETTE**



300SQM

N2.25M

ESTATE
AMENITIES: ▶



ELECTRICITY



GOOD ROAD
NETWORK



GATE
HOUSE



PERIMETER
FENCING



SECURITY



GOOD ESTATE
LAYOUT

LANDMARK: ▶

DANGOTE REFINERY | LEKKI FREE TRADE ZONE | KELLOGG COMPANY
LEKKI DEEP SEAPORT | AND MANY OTHER MULTINATIONAL COMPANIES

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



0616788104
1023822633
1211680287

INSPECTION TAKES
PLACES : **MONDAY TO
SATURDAY BY 10 AM.**



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

follow us:



<http://pwanperfection.com>





DeBoulevard

Phase 2

SUBSCRIPTION FORM

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

PAYMENT: OUTRIGHT INSTALLMENT

NUMBER OF PLOTS: **PLOT SIZE:** 300SQM 450SQM 600SQM

PAYMENT PLAN: 0-3 MONTHS 0-6 MONTHS 0-12 MONTHS

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 DeBoulevard Phase 2 Situated at Akodo Town, Ibeju-Lekki, Lagos Beside The Lekki Free Trade Zone, 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 DE BOULEVARD PHASE 2?

DE BOULEVARD PHASE 2 is situate at AKODO TOWN, OFF LEKKI FREE TRADE ZONE ROAD, IBEJU-LEKKI LGA, LAGOS STATE

Q2. WHY SHOULD I BUY DE BOULEVARD PHASE 2?

DE BOULEVARD PHASE 2 enjoys proximity to major government presence & commercial investment landmarks like Deep Sea Port, Dangote Industries, Danu Milk, Kellogs etc. guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF DE BOULEVARD PHASE 2?

PWAN PERFECTION BUSINESS INVESTMENT LTD.

Q4. WHAT TYPE OF TITLE DOES DE BOULEVARD PHASE 2?

Gazette. 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 PHASE 2?

713625.440mN603926.108mE

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)- **N2,250,000** (300sqm), **N3,375,000** (450sqm), **N4,500,000** (600sqm) with minimum initial deposit of N1,000,000 for 300sqm & 450sqm and **N2,000,000** for 600sqm.
- (b) 6 months installment- **N2,750,000** (300sqm), **N3,875,000** (450sqm), **N5,500,000** (600sqm) with minimum initial deposit of **N1,000,000** for 300sqm & 450sqm and **N2,000,000** for 600sqm.
- (c) 12 months' installment- **N3,250,000** (300sqm), **N4,375,000** (450sqm), **N6,500,000** (600sqm) with minimum initial deposit of **N1,000,000** for 300sqm & 450sqm and **N2,000,000** for 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) (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: **N150,000** for 300sqm, **N220,000** for 450sqm and **N300,000** for 600sqm (per plot)
- (b) Survey Plan Fees: **N380,000** for 300sqm, 450sqm & 600sqm (per plot)
- (c) Plot Demarcation: **N70,000** for 300sqm, 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: N 4,100,100/plot (300sqm), N5,920,150 /plot (450sqm) & N7,750,200/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 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 within six months of physical allocation i.e. fencing of plot(s).

