

SUBSCRIPTION FORM



EMERALD LAKEVIEW

PHASE II

LOCATION: ADIVA PLAINFIELDS, BEECHWOOD ESTATE, BOGIJE

450SQM 
N27M

SERVICED PLOT



ESTATE FEATURES:



LAKE VIEW



24/7 POWER SUPPLY



EXCELLENT DRAINAGE



GREEN ESTATE



100% DRY LAND



EXCELLENT SERENITY

 TITLE: COFO

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EMERALD LAKEVIEW

— PHASE II —



Q1. WHERE IS EMERALD LAKEVIEW BY BOULEVARD PHASE 2 LOCATED?

EMERALD LAKEVIEW BY BOULEVARD PHASE 2 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 PHASE 2?

EMERALD LAKEVIEW BY BOULEVARD PHASE 2 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 PHASE 2?

PWAN PERFECTION BUSINESS INVESTMENTS LTD.

Q4. WHAT TYPE OF TITLE DOES EMERALD LAKEVIEW BY BOULEVARD PHASE 2 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 PHASE 2?

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)- **N27,000,000** (450sqm), **N33,000,000** (600sqm), with a minimum of **50% initial deposit**
- (b) 6 months' installment- **N28,500,000** (450sqm), **N34,500,000** (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) 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.**

TOTAL PACKAGE: N30,425,150 outright plan (450sqm), N37,300,200 outright plan (600sqm)
6 MONTHS INSTALLMENT TOTAL PACKAGE: N31,925,150, (450sqm), N38,800,200 (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 (face book)**

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



