



**STILL
SELL-
ING!!**

THE **Paradiso**

BY BOULEVARD



Certificate of Occupancy (C O F O)



Emerald Lakeview,
Beechwood Estate

PRE LAUNCH PRICE

N70M

4 BEDROOM
TERRACE
DUPLEX

N80M

FULLY DETACHED
4BEDROOM
DUPLEX+BQ

ESTATE FEATURES

SWIMMING POOL | GYM | FULLY AUTOMATED ESTATE SMART GATE & DOOR
FULLY FITTED KITCHENS | LAKE-VIEW | VERY SERENE ENVIRONMENT WITH GREENRY
LUXURY FULLY FINISHED STATE OF THE ART STRUCTURE | PARKING SPACE



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SUBSCRIPTION FORM

Please complete this application form in BLOCK LETTERS

1. Personal Details

Title	Lead Buyer First Name OR Company Name:		
Middlename:	Surname:	Date of Birth (dd/mm/yyyy):	
Residential/Company Address:			
Correspondence Address (If different from above):			
Email Address:	Mobile Number	Other Numbers:	
Nationality:	Marital Status:	Single ☐	Married ☐

2. Secondary Buyer Details

Name (Or Primary Contact if buying in Company Name):	
Telephone Number:	Email Address:

3. Employer Details

Name of Employer:	
Address:	
Telephone Number:	

4. Next of Kin

1st Name:	
Address:	
Telephone Number:	
2nd Name:	
Address:	
Telephone Number:	

5. Property Details

Preferred Home Type	Number of unit(s) ☐	Unit type: 4 bedroom terrace duplex ☐	4 bedroom fully detached duplex + BQ ☐
Name as it should appear in Title Deed :			
Address as it should appear in Title Deed:			

6. Mode of Payment

Outright ☐ 12 months ☐ 18 months ☐ 20% Initial Deposit ☐

HOW TO MAKE PAYMENT:
PAYMENT SHOULD BE MADE TO-
PWAN PERFECTION BUILDING PROJECT



1226154542

8. Applicant's Signature

The applicant hereby acknowledges that he/she has read and understood the terms and conditions of purchase and received a copy thereof.

Signature: _____ Date:

D	D	M	M	Y	Y	Y	Y
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10. Agent/Relationship Manager

Name: _____
Email: _____ Signature: _____
Phone: _____ Date:

D	D	M	M	Y	Y	Y	Y
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Relevant Attachments

Individual

1. Passport photograph
2. Identification (data page of International Passport or Drivers License)
3. Proof of Residence (utility bill for last 3 months)

Corporate

1. Board Resolution authorizing purchase
2. Certificate of Incorporation by Corporate Affairs Commission (CAC)
3. Memorandum and Articles of Association certified by CAC
4. Form CAC 7 (Particulars of Directors)
5. Form CAC CAC 2 (Return of Allotment of Shares)
6. Form CAC 10 (Annual Returns)

FREQUENTLY ASKED QUESTIONS

Q1. WHERE IS THE PARADISO BY BOULEVARD SMART ESTATE SITUATE?

THE PARADISO BY BOULEVARD SMART ESTATE is situate at ADIVA Plainfields, Beechwood Estate, Bogije, KM 35 Lekki-Epe Expressway, Lakowe Village, Ibeju-Lekki LGA, Lagos State.

Q2. WHY SHOULD I BUY PARADISO BY BOULEVARD SMART ESTATE DUPLEX & TERRACES?

THE PARADISO BY BOULEVARD SMART ESTATE is in a prime location with landmarks such as the Lakowe Lake Golf and Country Estate, Beechwood Park and Beechwood Estate and other well-known estates. It also enjoys proximity to commercial investment landmark like Coscharis Motors, Novare Mall Shoprite, Lufasi Nature Park and Omu Resort. The mini-Estate will comprise of residential units on a 1- storey block sitting on about 2500sqm of land for the 6 Units of 4 bedroom terraces and 4 units of 4 bedroom fully detached duplex with a BQ; with associated infrastructure including, gym house, swimming pool, playground, car park, perimeter fencing, common area lighting, smart entrance, water connection, drainage system, electricity connection, sanitary sewer system. The PARADISO BY BOULEVARD Smart Estate is the newest estate in the fast growing and reputable Boulevard Series Residential & Commercial Real Estate and is a luxury enclave designed for high and low income earners, tech enthusiasts, millennials, Gen Z, nature lovers, sportsmen, water front lovers, celebrities and professionals who want to enjoy the luxury of smart technology in their everyday life right from the comfort of home.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF THE PARADISO BY BOULEVARD SMART ESTATE DUPLEX & TERRACES?

PWAN PERFECTION BUSINESS INVESTMENTS LTD, a multiple award-winning and fast-growing real estate company in the heart of the epoch city of Lekki, owners of the Boulevard Series & developers of the Emerald Lakeview by Boulevard estate phases 1&2, De Boulevard Phase 2 estate, Akodo, Lagos, Boulevard Alcazar estate, Lagos, Perfect Boulevard estate, Lagos, De Boulevard estate, Lagos and the Boulevard Estate, Asaba.

Q4. WHAT TYPE OF TITLE DOES OF THE PARADISO BY BOULEVARD DUPLEX & TERRACES SMART ESTATE?

Certificate of Occupancy. The company has the long-term responsibility to ensure/facilitate further perfection (where necessary) of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

Q5. WHEN WILL INSPECTION TO THIS PROPERTY HOLD?

Applicants are advised to inspect the site, subsequent to confirmation of appointments made at PWAN PERFECTION BUSINESS INVESTMENTS LTD office or with the designated company/sales representative. Inspections holds Monday to Saturdays. NB: The estate is deemed to have been physically inspected by the applicant (s) and/or their representatives; and the Company shall not be held liable for any claims/liability arising from client's inability/failure to inspect the said property before purchase,

Q6. WHAT TYPE OF APARTMENT(S) IS AVAILABLE?

4 bedroom Terraces, and 4 Bedroom Fully Detached Duplex with a Boys Quarters.

Q7. WHAT IS THE PAYMENT STRUCTURE FOR THE APARTMENTS?

The purchase price is payable either in full outright or in instalments as offered on payment plans communicated within the marketing material

BUILDING TYPE	0-6 MONTHS	12 MONTHS
4-BEDROOM TERRACES	N70,000,000.00 (one-off) or Initial payment: N10,000,000.00 Monthly payment: N12,000,000.00 for 5 months	N75,600,000.00 Initial payment: N10,000,000.00 Monthly payment: N5,909,090.91 for 11 months
4-BEDROOM FULLY DETACHED DUPLEX+BQ	N80,000,000.00 (one-off) or Initial payment: N10,000,000.00 Monthly payment: N14,000,000.00 for 5 months	N87,000,000.00 Initial payment: N10,000,000.00 Monthly payment: N7,000,000.00 for 11 months

Other information to note:

- (i) Initial Deposit of at least 20% of the price validates subscription. However, a flat starting price of N5,000,000.00 in the minimum also validates early-bird subscriptions.
- (ii) 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.

(iii) A default in the payment of an instalment (where applicable) within the specified periods shall entitle the Vendor to the following:

- An upward review in the sale price of the property;
- An interest charge on the outstanding amount at the prevailing bank rate and/or
- Termination of your subscription.
- Corner units (where applicable) attract additional 10% of the regular unit cost
- All Cheque(s) or Bank Draft(s) should be issued in favour of PWAN PERFECTION BUSINESS INVESTMENTS LTD. Acknowledgement of payments shall be sent by email which shall be deemed delivered within 3 hours of sending email.
- Payment by cheques shall only be acknowledged when payments are received in cleared funds by the Vendor.

Q8. WHAT STRUCTURE SHOULD I EXPECT?

The units will be delivered with all external finishing, walls plastered, all windows and main external doors fixed, external painting done, electrical and plumbing piping done, external upper floor ceiling done. Renditions of the Estate made in marketing materials are architectural renditions and the final delivery may vary in slight degrees.

Q9. CAN THE COMPANY HANDLE OTHER FINISHING FOR ME?

Yes, you also have option of doing the finishing yourself or choose one of our finishing plans which will be given to you upon completion of payment as these will be analyzed based on the cost of material procurement needed at that point in time.

Q10. WHAT DOCUMENTATIONS WILL I GET?

Full documentation for a sale shall comprise the following:

- a) Home Sales Agreement – Issued upon receipt of payment of specified minimum initial payment of the purchase price;
 - b) Deed of Assignment – Issued upon receipt of full payment of purchase price and service charge deposit; and
 - c) Home Owners' Agreement – Issued upon full payment of the purchase price and service charge deposit.
- The Applicant will be responsible for perfecting title to the allotted unit (where necessary) and shall be required to comply with the Estate Rules and Regulations as provided by the Vendor.

Q11. WHAT OTHER PAYMENTS DO I MAKE APART FROM PAYMENT FOR THE HOUSE? (Subject to review)

(a) Legal fees of **N1,500,000** cost as legal documentation

(b) Development Fee: **4 BEDROOM TERRACE- N4,000,000 per unit; 4 BEDROOM FULLY DETACHED DUPLEX + BQ- N5,000,000 per unit**
(Development fee covers the following: (1) Drainage construction (2) Electrification (3) Tarred or interlocked roads (4) Building of special amenities (5) Landscaping and beautification of the estate. etc. NB: **Development fees unpaid within 6 months of allotment will attract 2.5% monthly appreciation value or an upward review depending on the prevailing cost/value of building materials.**

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

Legal fees and development fees are payable alongside the price of the unit (on outright payment) or upon completion of payment for the unit(s) and can be paid either on installment (over a maximum 6 months' period after physical allocation) or outright basis before or after unit allocation.

Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A home sales agreement and 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 Facebook, (YouTube & Instagram handles).

Q14. WHEN WILL THE UNIT BE ALLOTTED TO ME?

Delivery will be in accordance with payment(s) plan, and in a minimum of 6 months upon completion of payment.

Q15. CAN I TRANSFER MY PROPERTY?

Transfer of interest in unit(s) by Applicants before effecting full payment shall only be done upon receipt of prior express consent of the Vendor. Where a transfer of interest is to be made to a third party, the Applicant shall bear the cost of procuring title documents (amongst others). The applicable cost shall be 10% of the current value of the unit.

Q16. 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)/bank drafts 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.

Q17. WHAT HAPPENS UPON REVOCATION OF THE TRANSACTION?

The Vendor shall be at liberty to revoke an applicant's subscription at any time if the Applicant fails to meet the purchase requirements or adhere to the terms and conditions stated herein.

In the event of revocation, the Vendor shall not be liable to make any refund to the exiting purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party Applicant. For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the purchaser's interest in the property. Revocation or termination of subscription arising as a result of failure of the Applicant to meet payment obligations shall attract an administrative fee of 20% (twenty percent) of the Applicant's total deposit.

Q18. WHAT HAPPENS IF I CANCEL BEFORE DELIVERY OF MY UNIT?

Cancellation of the transaction by the Applicant for any reasons whatsoever shall attract a charge equivalent to 20% (twenty percent) of the

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