

# SUBSCRIPTION FORM



## ESTATE FEATURES:



Good Road  
Network



Potable  
Water



Good  
Drainage



24/7 Security  
Surveillance



Perimeter  
Fencing



24 Hours  
Power Supply



Street  
Light



Gated & Secured  
Environment

Luxury is  
your true

*identity*

N O W S E L L I N G

THE **Paradiso**

BY BOULEVARD | PHASE II



CERTIFICATE OF  
OCCUPANCY (COFO)



AJAYI APATA NEW TOWN,  
SANGOTEDO, LAGOS

## AVAILABLE UNITS

2 (TWO)  
BEDROOM  
APARTMENT

**N35M**

3 BEDROOM  
TERRACE  
DUPLEX + BQ

**N45M**



FLEXIBLE PAYMENT  
OPTIONS AVAILABLE



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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 <input type="checkbox"/>	Married <input type="checkbox"/>

### 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) <input type="checkbox"/>	Unite type: 2 Bedroom Apartment <input type="checkbox"/>	3 Bedroom Terrace Duplex + BQ <input type="checkbox"/>
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:

### 10. Agent/Relationship Manager

Name: \_\_\_\_\_

Email: \_\_\_\_\_ Signature: \_\_\_\_\_

Phone: \_\_\_\_\_ Date:

Loyalty Card Serial Number: \_\_\_\_\_ DOB:

**Q1. WHERE IS PARADISO BY BOULEVARD PHASE 2 ?**

**PARADISO BY BOULEVARD PHASE 2** is situate at 2 is situate at AJAYI-APATA, NEW TOWN BY MONASTERY ROAD, SANGOTEDO, LAGOS STATE NIGERIA.

**Q2. WHY SHOULD I BUY PARADISO BY BOULEVARD PHASE 2?** The estate will comprise of residential units and associated infrastructure including paved roads, perimeter fencing, street lights, central entrance water connection, drainage system, electricity connection, sanitary sewersystem and designated commercial areas (available for sale on request) and recreation areas. The location enjoys close proximity to major commercial investment landmarks like Crown Estate, Fara Park 1&2, Shoprite/Novare Mall, Skymall and Mater Ecclesiae Monastery guaranteeing high Return on Investment.

**Q3. WHO ARE THE OWNERS/ DEVELOPERS OF PARADISO BY BOULEVARD PHASE 2?**

PWAN PERFECTION BUSINESS INVESTMENTS LTD, owners of the Boulevard Series, multiple award-winning real estate company, winner of the "BEST REAL ESTATE COMPANY OF THE YEAR 2022" and developers of the PARADISO BY BOULEVARD PHASE 1 ESTATE, Eti-Osa LGA (Lagos).

**Q4. WHAT TYPE OF TITLE DOES PARADISO BY BOULEVARD PHASE 2 HAVE?**

Certificate of Occupancy.

**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 sales representative. Inspections holds Monday to Saturdays. Take off time (9am). NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

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

2 Bedroom flat and 3bedroom Flat terraces with BQ.

**Q7. WHAT IS THE PAYMENT STRUCTURE FOR THE APARTMENTS?**

The purchase price is payable either in full outright or in instalments as offered below.

BUILDING TYPE	3 MONTHS	6 MONTHS	12 MONTHS
Two Bedroom Apartment	N35,000,000 Initial Payment: N5,000,000 Installment: 15,000,000 Monthly for next 2 months	N37,800,000 Initial Payment: N5,000,000 Installment: 6,560,000 Monthly for next 5 months	N40,600,000 Initial Payment: N5,000,000 Installment: 3,236,364 Monthly for next 11 months
Three Bedroom Terrace Duplex + BQ	N45,000,000 Initial Payment: N5,000,000 Installment: 20,000,000 Monthly for next 2 months	N49,200,000 Initial Payment: N5,000,000 Instalment: 8,440,000 Monthly for next 5 months	N53,400,000 Initial Payment: N5,000,000 Installment: 4,400,000 Monthly for next 11 months

**Flexible payment plan available where applicable**

NB: Payment validates subscription even if date on subscription form is earlier than date of payment. 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.

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 or be moved to another phase/scheme of the estate

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 Terrace will be delivered with all external finishing, walls plastered, all windows and main external doors fixed, external painting done, electrical and plumbing piping done, upper floor ceiling done. Renditions of the Estate made in marketing materials are artist renditions and not the final designs or layout for the property to be purchased.

#### **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 at least 50% 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 its title to the property 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 within 12-24 months)**

(b) Legal fees of **N1,250,000** cost as legal documentation (Deed of Assignment & Survey plan)

(c) Development Fee: **N5,000,000 per unit** (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.**

#### **Q12. WHEN DO I MAKE THE OTHER PAYMENTS?**

Legal fees and development fees are payable upon completion of payment for the apartment fees and can be paid either on installment (over a 12 months' period after physical allocation) or outright basis before or after unit allocation

#### **Q13. WHAT IS THE DESCRIPTION OF THE LAYOUT OF UNITS?**

• The Applicant understands that units may not be delivered in accordance with the renditions made in marketing communication materials shown to the Applicant. Units will be delivered in accordance with the description and layout provided in the Contract of Sale. Plots of land vary in sizes and final sizes will be confirmed through the issuance of respective survey plans for the property type allocated. Individual survey plans indicating sizes of relevant units of plots (as in the case may be) will accompany the Deed of Assignment

#### **Q14. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?**

A home sales agreement, 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 **pwan perfection** (Facebook); **@pwanperfection** (YouTube & Instagram).

**Q15. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE UNIT?**

- (a) Completion Payment Receipt and home owner's agreement.
- (b) Deed of Assignment & Provisional Survey Plan within three (3) months of payment for Q10 provided that allocation has been done.

**Q16. WHEN WILL THE HOUSE BE ALLOCATED TO ME?**

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

**Q17. CAN I TRANSFER MY PROPERTY?**

Transfer of interest in apartments 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 new Survey Plans and Title Deeds (amongst others). The applicable cost shall be 10% of the current value of the apartment.

**Q18. 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.

**Q19. WHAT HAPPENS UPON REVOCATION OF THE TRANSACTION?**

The Vendor shall be at liberty to revoke the allocation of an Applicant 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 of allocation 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.

**Q20. 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 Applicant's total deposit. 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 purchaser. For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the Applicant's interest in the property.

**Q21. WILL THERE BE PAYMENT OF SERVICE CHARGE**

- Applicants shall be required to pay in advance to the Developer a service charge for maintaining the common areas in the estate pending the establishment and constitution of a Home Owners' Association. The full cost of the service charge payable on each property will be communicated to all Applicants and a deposit for the first two years shall be paid alongside the purchase price, prior to the issuance of a Deed of Assignment by the Vendor to the Applicants.

**Q22. WHO MAINTAINS THE COMMON AREAS?**

Common areas within the built blocks of flats shall be held, managed and used jointly and communally by the residents of each block. Other common areas within the Estate shall be held and managed exclusively by the Vendor or its appointed project facility manager/s.

**NAME** ..... **SIGNATURE** ..... **DATE** .....

***NAME*** ..... ***SIGNATURE*** ..... ***DATE***  
 .....  
 .....

*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**

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HOW TO MAKE PAYMENT:  
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**LEKKI PHASE 1 LEKKI, LAGOS**

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