

NEIGHBOURHOOD:

1. Okpanam City Gate,
2. Nigerian immigration Service
3. Civil Service, Shoprite.

Location: Opposite Okpanam City Gate, very close to Asaba Airport, Umuisagba quarter Ibusa Oshimili North LGA Delta State.



The Accentuate

 **ASABA** **By Boulevard**

NOW SELLING FOR *

N7.5M

for 464sqm



**INSTANT
ALLOCATION
GUARANTEED.**

**BUY &
BUILD**



Title: **FREEHOLD**



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SUBSCRIPTION FORM

TYPE OF PLOTS: ☐ RESIDENTIAL ☐ COMMERCIAL (ATTRACTS 10%) ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)
PAYMENT: ☐ OUTRIGHT ☐ INSTALLMENT
NUMBER OF PLOTS: **PLOT SIZE:** ☐ 464SQM
PAYMENT PLAN: ☐ 0-3 MONTHS ☐ 0-6 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 Accentuate By Boulevard Estate situated Opposite Okpanam City Gate, very close to Asaba Airport, Umuisagba quarter Ibusa Oshimili North LGA Delta State, 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 THE ACCENTUATE BY BOULEVARD?

THE ACCENTUATE BY BOULEVARD is situated at Umuisagba Quarters, opposite Okpanam City Gate, Asaba, Delta State. Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN PERFECTION BUSINESS INVESTMENT LTD office or with the designated sales representative. Free inspections hold Mondays to Saturdays. Take off time is 10am. NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

Q2. WHY SHOULD I BUY THE ACCENTUATE BY BOULEVARD?

THE ACCENTUATE BY BOULEVARD enjoys proximity to major government presence & commercial investment landmarks like Okpanam City Gate, Asaba International Airport, Maryam Babangida Junction, Nigerian Immigration Service, Nigerian Civil Service, Shoprite guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF THE ACCENTUATE BY BOULEVARD?

PWAN PERFECTION BUSINESS INVESTMENT LTD, multiple award-winning real estate company & owners of the BOULEVARD SERIES Brand.

Q4. WHAT TYPE OF TITLE DOES THE ACCENTUATE BY BOULEVARD HAVE?

SUPREME COURT JUDGEMENT AND DEED OF CONVEYANCE. 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 THE ACCENTUATE BY BOULEVARD?

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?

464sqm

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

- (a) Outright payment (0-3 months)-**N7,500,000 (464sqm)** with minimum initial deposit of **N1,000,000**
- (b) 6 months' installment- **N8,175,000 (464sqm)** with minimum initial deposit of **N1,000,000**
- (c) 12 months' installment- **N8,850,000 (464sqm)** with minimum initial deposit of **N1,000,000**

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 or move subscription to another scheme or phase of the estate in the event of payment default.

Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable.

Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND? (Subject to review within 12 months)

- (a) Deed of Assignment: **N300,000 for 464sqm** (per plot)
- (b) Survey Plan Fees: **N200,000 for 464sqm** (per plot)
- (c) Plot Demarcation: **N50,000** (per plot)
- (d) Development Fee: **1,500,000** Development fees unpaid within 12 months of demand will attract 2.5% monthly appreciation value due to rising costs of building materials.

N/B: In the event that there is an unavailability of plots at the time of subscription /payment, one can be transferred to a new phase.

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 upon confirmation of 50% payment of development fees. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

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 outright upon demand. Installment payment of development fees will attract surcharges.

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

A letter of acknowledgement of subscription, receipt of payment and/or 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 (Facebook); @PWANPERFECTION (YouTube & Instagram). @PWANPERFECTION

Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- (a) Completion Payment Receipt, 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 provided that development fee has been paid. 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, satisfactory evidence of possession of plots by subscribers and payment of development fees 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). Where an allocated plot is not fenced within the stipulated timeframe, the Company reserves the right to reallocate the subscriber to another area of the estate.

Q17. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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.

Q18. CAN I RE-SELL MY PLOT/PROPERTY?

A. 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 INVESTMENT LTD at its designated Banks. Otherwise, cheque(s)/bankdrafts 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 120 days' written/email notice to process your refund request and a further 60 days if the process isn't completed after the first 120 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**

NAME SIGNATURE DATE

**If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. Mr PWAN PERFECTION (trading in the name & style of Boulevard Series Estates). A company must also attach a board resolution authorizing the purchase.*

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

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



0616788104
1023822633
1211680287



CONTACT ADDRESS:

**PWAN PERFECTION BUSINESS
INVESTMENT LTD, 7A DANILAN NATALIA STREET,
LEKKI PHASE 1 LEKKI, LAGOS**

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