

SUBSCRIPTION FORM

✓ Location ✓ Lifestyle ✓ Solid Returns



Score an
investment
Hat-Trick with
The Ambiance²
BY BOULEVARD

PROMO PRICE

N3M

464
SQM

(All Documentation Fee Covered)

ACTUAL PRICE N4.5M



PROMO RUNS TILL
THE **FEB 3RD 2024**

ESTATE FEATURES:



PERIMETER
FENCE



SECURITY
GATE



ROAD
NETWORK



DRAINAGE
SYSTEM



Behind Admiralty University,
Ibusa, Oshimili North Local
Government, Delta State.

Deed Of Assignment & Survey



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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 THE AMBIANCE 2 situated situate Behind Admiralty University, Ibusa, Oshimili North Local Government Area, 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* LOYALTY CARD SERIAL NUMBER*

PHONE NO D.O.B*

EMAIL

Q1. WHERE IS THE AMBIANCE 2?

THE AMBIANCE 2 is situated Behind Admiralty University, Ibusa, Oshimili North Local Government Area, 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 AMBIANCE 2?

THE AMBIANCE 2 enjoys proximity to major government presence & commercial investment landmarks like the Admiralty University, Chinese Construction Company, Nigerian Immigration Service, Nigerian Civil Service, Shoprite, Guaranteeing High Return on investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF THE AMBIANCE 2?

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

Q4. WHAT TYPE OF TITLE DOES THE AMBIANCE 2?

THE AMBIANCE 2 has DEED OF CONVEYANCE and SURVEY PLAN as its title

Q5. WHAT ARE THE COORDINATES OF THE AMBIANCE 2?

237545.491ME
687035.810.MN

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)- **N3,000,000(464sqm)** with minimum initial deposit of **N1,000,000**.
- (b) 6 months' installment- **N3,800,000 (464sqm)** with minimum initial deposit of **N1,000,000**
- (c) 12 months' installment- **N5,800,000 (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.
- (d) 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) **Development Fee: N1,500,000 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. WHAT DO I GET AFTER ALLOCATION?

Allocation Document would be issued within three (3) months after payment and physical allocation has been done, in order of subscription. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate. **NOTE:** Allocation is to be done after payment of Documentation Fee.

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Development fees should be paid within 12 months of Physical Allocation.

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

A letter of acknowledgement of subscription, receipt of payment; 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

