

SUBSCRIPTION FORM

Boulevard
SERIES

Accentuate
CRESTVIEW

DISCOUNTED PRICE
₦12.5M PLOT SIZE
464 SQM

ALL DOCUMENTATION FEE INCLUSIVE ACTUAL PRICE
₦15M

LOCATION: Ogbe-Ozoma Quaters,
Behind Witchtech Company, Okpanam,
Asaba, Delta state

TITLE: FREEHOLD



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**OFFER VALID FOR
THE FIRST 10 PLOTS**



Q1. WHERE IS THE ACCENTUATE CREST VIEW?

THE ACCENTUATE CREST VIEW is situated at Behind Bethel Court Estate, Back of Witchtech Company, Okpanam, Oshimili North, Local government Area, 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 CREST VIEW?

THE ACCENTUATE CREST VIEW enjoys proximity to major government presence & commercial investment landmarks like the Okpanam City Gate, Asaba International Airport, Miriam Babangida Junction, Nigerian Immigration Service, Nigerian Civil Service, Summit, Guaranteeing High Return on investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF THE ACCENTUATE CREST VIEW?

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

Q4. WHAT TYPE OF TITLE DOES THE ACCENTUATE CREST VIEW?

THE ACCENTUATE CREST VIEW has DEED OF ASSIGNMENT as its title

Q5. WHAT ARE THE COORDINATES OF THE ACCENTUATE CREST VIEW?

235651.818ME
692505.600MN

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?

- Outright payment (0-3 months)- **N12,500,000**(464sqm) with minimum initial deposit of **N2,000,000**.
- 6 months' installment- **N13,750,000** (464sqm) with minimum initial deposit of **N2,000,000**
- 12 months' installment- **N15,000,000 (464sqm)** with minimum initial deposit of **N2,000,000**.
- Documentation fee are included in the different payment structure stated above

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.

- Corner-piece plot attracts additional 10% of land cost
 - Commercial plot attracts additional 10% of land cost
 - Corner-piece & Commercial plot attracts additional 20% of land cost.
- 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: N2,500,000 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, But with proper communication to the client or in case of default payment by the client.

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?

- 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

