

PROMO SUBSCRIPTION FORM



CHARIS COURT EPE

LOCATION: EPE TOWN

BUY & BUILD

 **TITLE: COFO**

ESTATE FEATURES:

	GATE HOUSE		PERIMETER FENCING
	SECURITY		GOOD ESTATE LAYOUT
	GOOD ROAD NETWORK		ELECTRICITY

PROMO PRICE:


300
SQM

N9M

500
SQM

N15M



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Q1. WHERE IS CHARIS COURTS LOCATED?

CHARIS COURTS is situated at Reverend Braitwaite Street, Epe Local Government Area of Lagos State.

Q2. WHY SHOULD I BUY INTO CHARIS COURTS

Charis COURTS is situated at a location that enjoys proximity to commercial investment landmarks like the Newly proposed Ibeju-Lekki International Airport, Lagos State Center for Rural Development Agency, Lagos State University of Education, Yaba College of Technology, Sir Micheal Otedola Housing Estate, the popular Epe Country Club, few minutes' drive to Alaro City and Dangote Refinery etc. It is a buy and build property etc., Guaranteeing high Return on Investment (ROI).

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF CHARIS COURTS?

PWAN PERFECTION BUSINESS INVESTMENTS LTD, OWNERS OF THE BOULEVARD SERIES.

Q4. WHAT TYPE OF TITLE DOES CHARIS COURTS?

CHARIS COURTS Title is the CERTIFICATE OF OCCUPANCY.

Q5. WHAT ARE THE COORDINATES OF CHARIS COURTS.

Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND?

No. The land is free from every known government acquisition or interest and any form of adverse claims.

Q7. WHAT PLOT SIZE(S) IS AVAILABLE FOR SUBSCRIPTION?

300SQM and 600SQM.

Q8. WHAT IS THE PAYMENT STRUCTURE PER PLOT SIZE?

- (a) Outright payment (0-3 months)- **N9,000,000** - (300sqm), **N15,000,000** - (500sqm) with a minimum Initial Deposit of **N1,000,000.00** for 300sqm and **N1,000,000** for 600sqm.
- (b) 6 months' installment payment- **N10,000,000** (300sqm), **N16,000,000** - (500sqm) with a minimum Initial Deposit of **N1,000,000** for 300sqm and **N1,000,000** for 600sqm.

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.

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 in the event of payment default.

Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motor-able.

Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

(Subject to review within 12-24 months)

- (a) Deed of Assignment: **N100,000** (per 300sqm plot) and **N200,000** (per 500sqm plot)
- (b) Registered Survey Plan Fees: **N700,000** (per plot)
- (c) Plot Demarcation: **N50,000** (per plot)
- (d) Development Fee: **N2,500.00** (per square meter).

NB: (Development fee covers the following: (1) Fencing (2) Landscaping and beautification of the estate. etc.)

NB: **Subscribers shall pay Survey Plan and Plot Demarcation Fees alongside payment for the Land Cost. This will enable the Company prepare for Plot Allocation exercise and Survey Documents without delay. Failure to make this payment as stated herein will not qualify any subscriber for immediate plot allocation and survey document preparation.**

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. **Provided that subscribers have paid the complete land cost alongside plot demarcation and survey documents fees respectively. Subscribers are also advised to make at least 25% of development fees upon communication.**

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Survey Plan and Plot Demarcation fees shall be paid before Physical Allocation.
- (ii) Development fees upon communication should be paid either on installment (over a 12 months' period after physical allocation) or outright basis before or after physical allocation.

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

A letter of acknowledgement of subscription, 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 (Instagram), PWAN perfection (face book).

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

- (a) Final Payment Receipt, Payment 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.

