



CHARIS COURT EPE

LOCATION: EPE TOWN

BUY & BUILD



TITLE: COFO

ESTATE FEATURES:



GATE HOUSE



PERIMETER FENCING



SECURITY



GOOD ESTATE LAYOUT



GOOD ROAD NETWORK



ELECTRICITY

NOW SELLING

300SQM - #15M

500SQM - #25M



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TYPE OF PLOTS: ☐ RESIDENTIAL ☐ COMMERCIAL (ATTRACTS 10%) ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: ☐ OUTRIGHT ☐ INSTALLMENT

NUMBER OF PLOTS: **PLOT SIZE:** ☐ 300SQM ☐ 500SQM

PAYMENT PLAN: ☐ 0-3 MONTHS ☐ 0-6 MONTHS

Please complete all fields in block letters. Fields marked with asterisks (*) are mandatory. Tick boxes where appropriate.

NAME*													
Mr. <input type="checkbox"/>	Mrs. <input type="checkbox"/>	Miss. <input type="checkbox"/>	Others <input type="checkbox"/>	Surname					Other Names				
NAME OF SPOUSE*													
(If Applicable)		Surname					Other Names						
ADDRESS*													
DATE OF BIRTH*		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	GENDER*		MALE <input type="checkbox"/>	FEMALE <input type="checkbox"/>				
MARITAL STATUS*		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	NATIONALITY*		<input type="text"/>	<input type="text"/>		
OCCUPATION		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	EMPLOYER'S NAME		<input type="text"/>	<input type="text"/>		
COUNTRY OF RESIDENCE		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	LANGUAGE SPOKEN		<input type="text"/>	<input type="text"/>		
EMAIL ADDRESS*		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		
TELEPHONE NUMBER*		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	MOBILE NUMBER*		<input type="text"/>	<input type="text"/>		

NAME		ADDRESS
PHONE NUMBER		
EMAIL ADDRESS		

I.....hereby affirm that all information provided as a requirement for the purchase of the land in CHARIS COURT situated at Reverend Braitwaite Street, Epe Local Government Area of Lagos State, is true and any false or inaccurate information given by me may result in the decline of my application.

NAME* _____

DATE* _____

[illegible]

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.

606253.659mE, 728841.330mN

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 500SQM

Q8. WHAT IS THE PAYMENT STRUCTURE PER PLOT SIZE?

- (a) Outright payment (0-3 months)- N15,000,000 - (300sqm), N25,000,000 - (500sqm) with a minimum Initial Deposit of **#4,000,000** for 300sqm and **#5,000,000** for 500SQM
- (b) 6 months' installment payment- N17,000,000 (300sqm), -N27,000,000 - (500sqm) with a minimum Initial Deposit of **#4,000,000** for 300sqm and **#5,000,000** for 500SQM

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: N8,889 (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.

A. You can start building on the land after Physical Allocation. 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 and satisfactory evidence of possession of plots by subscribers.

B. Please select your proposed timeline for commencing building/development on your plot: 6 MONTHS ☐ 1 YEAR ☐
2 YEARS ☐ 3 YEARS ☐

No There is no limitation as to when to commence work on your land. You are to commence work at your convinence.

A. 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.

B. Please select your proposed or intended type of building: ☐ TERRACE ☐ DUPLEX ☐ OTHERS (SPECIFY).

Yes. A subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN PERFECTION BUSINESS INVESTMENTS 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.

Q19. CAN I PAY CASH TO YOUR AGENT?

No, we strongly advise that cash payments should only be made to PWAN PERFECTION BUSINESS INVESTMENT LTD at its designated Bank Accounts. Otherwise, cheque(s)/bank-drafts should be issued in favour of PWAN PERFECTION BUSINESS INVESTMENT LTD. We shall not be held Liable for any liability that may arise as a result of a deviation from the above instruction and mis appropriation of funds by the agent.

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 ninety (90) days' written email notice to process your refund request and a further sixty (60) days if the process isn't completed after the first 90 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.

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 Estates)*

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



CONTACT ADDRESS:

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

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