

# SUBSCRIPTION FORM



LOCATION: BEHIND DELTA STATE  
DEVELOPMENT AND PROPERTY AUTHORITY  
(DDPA), AKWUKWU-IGBO,

TITLE: FREEHOLD

INTRODUCING

# Isioma

BY BOULEVARD

#### Landmarks:

- 5 minutes drive to Oshimili North LGA Council,
- 10 minutes drive palm oil processing company,
- 35 minutes drive to Asaba leisure park

EARLY BIRDS PRICE:

**N2.5M** <sup>46483</sup>  
**SQM**

(ALL DOCUMENTATION FEE INCLUSIVE)

**ACTUAL PRICE: N4.5M**



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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 ISIOMA by Boulevard, ASABA situated Behind Delta State Development and Property Authority, (DDPA) AKWUKWU-IGBO, Asaba, 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 ISIOMA BY BOULEVARD?**

THE ISIOMA BY BOULEVARD is situated at Behind Delta State Development and Property Authority Housing Estate, Akwukwu-Igbo, 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 ISIOMA BY BOULEVARD?**

THE ISIOMA BY BOULEVARD enjoys proximity to major government presence & commercial investment landmarks like the DDPA Housing Estate, Oshimili North LGA Secretariat, Norsworth Farm & Agro Allied Industries Ltd, Asaba Leisure park and Guaranteeing High Return on investment.

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

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

**Q4. WHAT TYPE OF TITLE DOES THE ISIOMA BY BOULEVARD?**

THE ISIOMA BY BOULEVARD has FREEHOLD as its title

**Q5. WHAT ARE THE COORDINATES OF THE ISIOMA BY BOULEVARD?**

Lat. 6.33819838  
Long. 6.59026374  
Lat. 6.33795113  
Long. 6.59029822

**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)- N2,500,000(464sqm)** with minimum initial deposit of N1,000,000.
- (b) **6 months' installment- N2,750,000 (464sqm)** with minimum initial deposit of **N1,000,000**
- (c) **12 months' installment- N3,025,000 (464sqm)** with minimum initial deposit of **N2,000,000.**
- (d) The payment plan is inclusive of Deed Of Assignment, Registered Survey Fee & Demarcation Fee.

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 motor-able.

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

- (A) You are required to pay development Fee of sum of N1,500,000 within a period 12 month after making final payment for the land
- (B) Where development Fee remain Unpaid after 12 month stated herein such default will attract 2.5% monthly appreciation value due to rising cost of building materials.
- (C) Documentation Fees: which cover the Deed of Assignment, Registered Survey and Demarcation Fee

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 DEVELOPMENT FEE COVERS ?**

The development fees covers the following ;

- i. Perimeter fence
- ii. Gatehouse
- iii. Internal road network

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.

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). @PWANPERECTION

(a) Final Payment Receipt, Payment Notification Letter, and Contract of Sale.

(b) Deed of Assignment & Survey Plan within three (3) months after Physical Plot allocation.

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.

Yes. There is a time frame for commencement of work on your plot of land. Every Allottee of plot in ISIOMA BY BOULEVARD is/are required to commence development of their plot(s) within Two Years of acquisition otherwise such Allottee may be Re-allocated by the company.

NO. But, note that 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) e.t.c. All building design must conform to the required set back & building control Delta State Government.

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

NO, you are not permitted to pay cash to our agent. We strongly advise that cash payments should only be made into PWAN PERFECTION BUSINESS INVESTMENTS LTD at its designated Banks stated Below, as we shall not be held Liable for any misappropriation of funds by agent and wrong payment into an account not designated to PWAN PERFECTION BUSINESS INVESTMENTS LIMITED Otherwise, cheque(s)/bank drafts should be issued in favour of PWAN PERFECTION BUSINESS INVESTMENTS LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

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.

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*

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



0616788104  
1023822633



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






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