


SUBSCRIPTION FORM



 **EMERALD LAKEVIEW
PHASE 4, BEACHWOOD
ESTATE, BOGIJE**

 **CERTIFICATE OF OCCUPANCY
(CoO)**

ESTATE FEATURES



ALL ROOMS
IN SUITES



SPACIOUS
LAYOUTS



FULLY FITTED
KITCHENS



EXCELLENT
STARCATION
PROPERTY



PANORAMIC
VIEWS OF
THE LAKE



LAKEVIEW



PARKING



SOLAR
POWERED
ESTATE STREET
LIGHT



RECYCLING
PROGRAMS



SMART HOME
TECHNOLOGY



WATER
FOUNTAIN



LANDSCAPED
GARDEN



ATTRACTIVE
RENTAL YIELD

THE **Paradiso** APARTMENTS

FULLY FINISHED

N60M

1 BEDROOM
APARTMENT

N70M

2 BEDROOM
APARTMENT

N80M

3 BEDROOM
APARTMENT

12 MONTHS PLAN
ALSO AVAILABLE



SEMI-FINISHED

N50M

1 BEDROOM
APARTMENT

N60M

2 BEDROOM
APARTMENT

N70M

3 BEDROOM
APARTMENT

INITIAL DEPOSIT
N10M



18 MONTHS PAYMENT PLAN?
CAN BE STRUCTURED

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Please complete this application form in BLOCK LETTERS

1. Personal Details

Title	Lead Buyer First Name OR Company Name:		
Middlename:	Surname:	Date of Birth (dd/mm/yyyy):	
Residential/Company Address:			
Correspondence Address (If different from above):			
Email Address:	Mobile Number	Other Numbers:	
Nationality:	Marital Status:	Single <input type="checkbox"/>	Married <input type="checkbox"/>

2. Secondary Buyer Details

Name (Or Primary Contact if buying in Company Name):	
Telephone Number:	Email Address:

3. Employer Details

Name of Employer:	
Address:	
	Telephone Number:

4. Next of Kin

1st Name:	
Address:	
	Telephone Number:
2nd Name:	
Address:	
	Telephone Number:

5. Property Details

Preferred Home Type	Number of unit(s) <input type="checkbox"/>	Unite type: 1 Bedroom Flat Apartment <input type="checkbox"/>	2 Bedroom Flat Apartment <input type="checkbox"/>	3 Bedroom Flat Apartment <input type="checkbox"/>
Name as it should appear in Title Deed :				
Address as it should appear in Title Deed:				

6. Mode of Payment

Outright ☐ 6months ☐ 12months ☐

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF
**PWAN PERFECTION
BUSINESS INVESTMENT LTD**



1211680287

8. Applicant's Signature

The applicant hereby acknowledges that he/she has read and understood the terms and conditions of purchase and received a copy thereof.

Signature: _____ Date:

10. Agent/Relationship Manager

Name: _____

Email: _____ Signature: _____

Phone: _____ Date:

Loyalty Card Serial Number: _____ DOB:

Q1. WHERE IS THE LUXURY PARADISO APARTMENTS BY BOULEVARD ESTATE SITUATE?

THE PARADISO BY BOULEVARD PHASE 2 is situated at ADIVA Plainfields, Beechwood Estate, Bogije KM 35 Lekki-Epe Expressway, Lakowe Village, Ibeju Lekki, Lagos State.

Q2. WHY SHOULD I BUY LUXURY PARADISO APARTMENTS BY BOULEVARD ESTATE?

THE LUXURY PARADISO APARTMENTS ESTATE IS in a prime location With Landmarks Such as the Lakowe Lake Golf and County Estate, Beechwood Park and Beechwood Estate and other well-known estates. It also enjoys close proximity to commercial investments landmark like the coscahris Motors, Novare Mall Shoprite, Lufasi Nature Park and Omu Resort. The Mini estate will comprise of Residential Units of One (1) bedroom, two (2) bedrooms and three (3) bedrooms and associated Infrastructure including paved roads, perimeter fencing street lights central entrance water connection. drainage system, electricity connection, drainage system, electricity connection, sanitary sewer system and designated commercial areas (available for sale on request) and recreation areas.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF THE LUXURY PARADISO APARTMENTS BY BOULEVARD ESTATE?

PWAN PERFECTION BUSINESS INVESTMENTS LTD, a multiple award-winning and fast-growing real estate company in the heart of the Lagos city of Lekki, owners of the Boulevard Series & developers of the Paradiso by Boulevard Phase 1 & 2 Emerald Lakeview by Boulevard estate phases 1&2, amongst other Estates.

Q4. WHAT TYPE OF TITLE DOES OF THE LUXURY PARADISO APARTMENTS BY BOULEVARD ESTATE?

Certificate of Occupancy.

Q5. WHEN WILL INSPECTION TO THIS PROPERTY HOLD?

Applicants are advised to inspect the site, subsequent to confirmation of appointments made at PWAN PERFECTION BUSINESS INVESTMENTS LTD office or with the designated company/sales representative. Inspections holds Monday to Saturdays. NB: The estate is deemed to have been physically inspected by the applicant (s) and/or their representatives; and the Company shall not be held liable for any claims/liability arising from client's inability/failure to inspect the said property before purchase,

Q6. WHAT TYPE OF APARTMENT(S) IS AVAILABLE?

One (1) Bedroom, Two (2) bedroom, and Three (3) Bedroom apartments.

Q7. WHAT IS THE PAYMENT STRUCTURE FOR THE APARTMENTS?

The purchase price is payable either in full outright or in instalments as offered on payment plans communicated within the marketing material

Fully Finished

6 Months Plan

1 bedroom Terrace Duplex + BQ	60,000,000.00
2 bedroom Terrace Duplex + BQ	70,000,000.00
3 bedroom Terrace Duplex + BQ	80,000,000.00

12 Months Plan

1 bedroom Terrace Duplex + BQ	65,000,000.00
2 bedroom Terrace Duplex + BQ	75,000,000.00
3 bedroom Terrace Duplex + BQ	85,000,000.00

Semi-Finished

6 Months Plan

1 bedroom Terrace Duplex + BQ	50,000,000.00
2 bedroom Terrace Duplex + BQ	60,000,000.00
3 bedroom Terrace Duplex + BQ	70,000,000.00

12 Months Plan

No 12 months for semi finished

Other information to note:

- (i) Initial Deposit of at least 20% of the price validates subscription. However, a flat starting price of N10,000,000.00 in the minimum also validates early-bird subscriptions.
- (ii) 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.

(iii) A default in the payment of an instalment (where applicable) within the specified periods shall entitle the Vendor to the following:

- An upward review in the sale price of the property;
- An interest charge on the outstanding amount at the prevailing bank rate and/or
- Termination of your subscription.
- Corner units (where applicable) attract additional 10% of the regular unit cost
- All Cheque(s) or Bank Draft(s) should be issued in favour of PWAN PERFECTION BUSINESS INVESTMENTS LTD. Acknowledgement of payments shall be sent by email which shall be deemed delivered within 3 hours of sending email.
- Payment by cheques shall only be acknowledged when payments are received in cleared funds by the Vendor.

Q8. WHAT STRUCTURE SHOULD I EXPECT?

The units will be delivered with all external finishing, walls plastered, all windows and main external doors fixed, external painting done, electrical and plumbing piping done, external upper floor ceiling done. Renditions of the Estate made in marketing materials are architectural renditions and the final delivery may vary in slight degrees.

Q9. CAN THE COMPANY HANDLE OTHER FINISHING FOR ME?

Yes the company can handle the finishing for the client for a prescribed fee, dependent on what the client wants

Q10. WHAT DOCUMENTATIONS WILL I GET?

Full documentation for a sale shall comprise the following:

- a) Home Sales Agreement – Issued upon receipt of payment of specified minimum initial payment of the purchase price;
- b) Estate Bye-Laws/Home Ownership Agreement – Issued upon receipt of full payment of purchase price and service charge deposit; and

The Applicant will be responsible for perfecting title to the allotted unit (where necessary) and shall be required to comply with the Estate Rules and Regulations as provided by the Vendor.

Q11. WHAT OTHER PAYMENTS DO I MAKE APART FROM PAYMENT FOR THE HOUSE? (Subject to review)

(a) Legal fees of **N1,500,000 cost as legal documentation**

(b) Development Fee: **N 5,000,000.00 PER UNIT**

(Development fee covers the following: (1) Tared or interlocked roads (3) Landscaping and beautification of the estate. etc. NB: **Development fees unpaid within 2 months of allotment will attract 2.5% monthly appreciation value or an upward review depending on the prevailing cost/value of building materials.**

(c) Connection fee **N1,000,000.00**

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

Legal fees and development fees are payable alongside the price of the unit (on outright payment) or upon completion of payment for the unit(s) and can be paid either on installment (over a maximum 2 months' period after physical allotment) or outright basis.

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

A home sales agreement and 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 Facebook, (YouTube & Instagram handles.

Q14. WHEN WILL THE UNIT BE ALLOTTED TO ME?

Within 24 months of payment. However, if a change will occur, it shall be communicated to the client via email.

Q15. CAN I TRANSFER MY PROPERTY?

Transfer of interest in unit(s) by Applicants before effecting full payment shall only be done upon receipt of prior express consent of the Vendor. Where a transfer of interest is to be made to a third party, the Applicant shall bear the cost of procuring title documents (amongst others). The applicable cost shall be 10% of the current value of the unit.

Q16. CAN I PAY CASH TO YOUR AGENT?

NO. it is highly prohibited to pay to our agents, as we shall not be held responsible for any mischief and mis-handle of funds not directly remitted to us. Thus, cheque(s)/bank drafts should be issued in favor of PWAN PERFECTION BUSINESS INVESTMENTS LTD. We shall not be held Liable for any misappropriation of Funds by the agent or any for any liability that may arise as a result of a deviation from the above stated instruction.

Q17. WHAT HAPPENS UPON REVOCATION OF THE TRANSACTION?

The Vendor shall be at liberty to revoke an applicant's subscription at any time if the Applicant fails to meet the purchase requirements or adhere to the terms and conditions stated herein.

In the event of revocation, the Vendor shall not be liable to make any refund to the exiting purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party Applicant. For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the purchaser's interest in the property. Revocation or termination of subscription arising as a result of failure of the Applicant to meet payment obligations shall attract an administrative fee of 40% (forty percent) of the Applicant's total deposit which means that the client shall be refunded less 40% **Note that we can only make a refund after said unit is sold**

Q18. WHAT HAPPENS IF I CANCEL BEFORE DELIVERY OF MY UNIT?

Cancellation of the transaction by the Applicant for any reasons whatsoever shall attract a charge equivalent to 40% (forty percent) of the Applicant's total deposit. The Vendor shall not be liable to make any refund to the exiting purchaser until the Vendor has received funds corresponding in value to the amount to be refunded from a third-party purchaser. For avoidance of doubt, the Vendor shall not be obliged to procure a third-party to acquire the Applicant's interest in the property.

Yes, Applicants shall be required to pay in advance to the Developer a service charge for maintaining the common areas in the estate pending the establishment and constitution of a Home Owners' Association. The full cost of the service charge payable on each property will be communicated to all Applicants and a deposit for the first two years shall be paid alongside the purchase price, prior to the issuance of a Deed of Assignment by the Vendor to the Applicant.

Yes, the price of the property can be reviewed majorly as a result of inflation. This Price review shall be done subject to the prevailing market realities and the obtainable dollar rate at the moment.

Common areas within the built blocks of flats shall be held, managed and used jointly and communally by the residents of each block. Other common areas within the Estate shall be held and managed exclusively by the Vendor or its appointed project facility manager/s.

NAME SIGNATURE DATE



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