

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 ☐	Married ☐	

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) ☐	3 BEDROOM SEMI DETACHED DUPLEX + BQ	☐	2-BEDROOM APARTMENTS	☐	3-BEDROOM TERRACE DUPLEX + BQ
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 - PROJECT



1028329948

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:

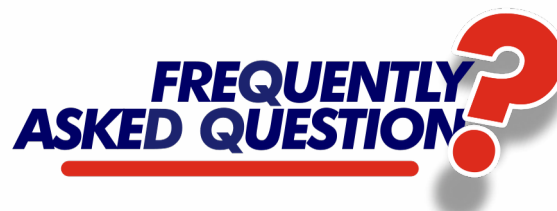
10. Agent/Relationship Manager

Name: _____

Email: _____ Signature: _____

Phone: _____ Date:

Loyalty Card Serial Number: _____ DOB:



Q1. WHERE IS THE PARADISO GRAND ESTATE SITUATE?

THE PARADISO GRAND ESTATE is situate at **ADIVA Plainfields, Beechwood Estate, Bogije KM 35 Lekki-Epe Expressway, Lakowe Village, Ibeju Lekki, Lagos State.**

Q2. WHY SHOULD I BUY PARADISO GRAND ESTATE?

THE PARADISO GRAND 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 two (2) bedroom Apartments and three (3) bedroom Terrace Duplex + BQ 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 PARADISO GRAND 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 1,2,3 & 4 amongst other Estates.

Q4. WHAT TYPE OF TITLE DOES OF THE PARADISO 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 hold 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 CLIENTS inability/failure to inspect the said property before purchase,

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

Two (2) bedroom Apartment Three (3) Bedroom Terrace Duplex + Bq and Three (3) Bedroom Semi - Detached Duplex + Bq

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

BUILDING TYPE	0-6 MONTHS	12 MONTHS
2-Bedroom Apartment	#80,000,000 Initial Deposit - #16,000,000	#90,000,000 Initial Deposit - #18,000,000
3-Bedroom Semi Detached Duplex + BQ	#150,000,000 Initial Deposit - #30,000,000	#170,000,000 Initial Deposit - #34,000,000
3-Bedroom Terrace Duplex + BQ	#130,000,000 Initial Deposit - #26,000,000	#150,000,000 Initial Deposit - #30,000,000

Other information to note:

- 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.
- 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, you also have option of doing the finishing yourself or if you want a particular finishing of your choice, you can equally notify the organization, we shall do that for you at a cost dependent on the materials and ancillary cost expended.

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) Deed of Assignment/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) Connection Fee: **N1,200,000.00**
- (c) Development Fee: **N10,000,000.00 PER UNIT**

(Development fee covers the following: (1) interlocked roads (2) Landscaping and beautification of the estate (3) Street Lights (4) Good Drainage System (5) Clean water Supply. 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.**

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 immediately after paying the purchase price or on 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?

Delivery will be in accordance with payment(s) plan, and in a minimum of 12 months after the completion of payment.

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%

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.

Q19. WILL THERE BE PAYMENT OF SERVICE CHARGE

Subscribers are hereby informed that a service charge shall be applicable within the estate. This charge is primarily intended to cover the maintenance of all common areas, facilities, and services provided within the estate. The specific amount and structure of the service charge shall be jointly agreed upon by the estate managers in consultation with the occupants.

However, please note that for any property that remains unoccupied after the official handover of the building, a flat service charge of ₦200,000.00 (Two Hundred Thousand Naira) shall apply, as prescribed by Adiva. This is to ensure the continued upkeep and maintenance of the common areas regardless of occupancy status.

Q20. CAN THE PRICE OF THE PROPERTY BE REVIEWED?

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.

Q21. WHO MAINTAINS THE COMMON AREAS?

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.

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME SIGNATURE DATE

NAME SIGNATURE DATE

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



1028329948

CONTACT ADDRESS:
PWAN PERFECTION BUSINESS
INVESTMENT LTD, 7A DANIYAN NATALIA STREET,
LEKKI PHASE 1 LEKKI, LAGOS

follow us:



<http://pwanperfection.com>