

ELERANGBE, CLOSE TO THE NEW LEKKI INT'L AIRPORT, ALARO CITY & LINKING THE FOURTH MAINLAND BRIDGE

SITE INSPECTION TAKES PLACE: MONDAYS TO SATURDAYS.
TIME:10AM

N1.8M

PWAN LEKKI: D.N Danjuma House, Olokonla Bus-stop, Opp Readington, Lekki-Epe Expressway, Ajah, Lagos.





REALESTATE & PROPERTY DEVELOPMENT * CONSULTANCY *** LAND SURVEY *** LOGISTICS SUBSCRIPTION FORM



TYPE OF PLOTS: RESIDENTIAL COMMERCIAL PLOT (ATTRACTS 10%) CORNER PIECE PLOT(S) (ATTRACTS 10%) PAYMENT: OUTRIGHT INSTALLMENT NUMBER OF PLOTS: 300 SQM 464 SQM 600 SQM PAYMENT PLAN: 0-3 MONTHS 0-6 MONTHS 0-12 MONTHS																																			
Please complete all field in BLOCK LETTERS. Tick boxes where appropriate SECTION 1: CUSTOMER INFORMATION											PASSPORT PHOTOGRAPH HERE						ı																		
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Ihereby affirm that all information provided as a requirement for the land in PRAISE GARDENS ELERANIGBE, Close To The New Lekki Int'l Airport, Alaro City & Linking the Fourth Mainland Bridge correct. PWAN LEKKI BUSINESS CONCERNS LTD. shall not be responsible for any inaccurate information provided by the subscriber.																																			
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Q1. WHERE IS PRAISE GARDENS ELERANIGBE LOCATED?

PRAISE GARDENS ELERANIGBE is situated Close To The New Lekki Int'l Airport, Alaro City & Linking the Fourth Mainland Bridge

Q2. WHO ARE THE OWNERS/DEVELOPER OF PRAISE GARDENS ELERANIGBE?

PWAN LEKKI BUSINESS CONCERNS LTD, a Leading Real Estate Company in Lagos State

Q3. WHAT TYPE OF TITLE PRAISE GARDENS ELERANIGBE HAVE ON THE LAND?

Registered Survey and Deed of Assignment

Q4. ARE THERE ANY ENCUMBRANCE ON THE LAND?

The land is free from every known government acquisition or interest and adverse claims

Q5. WHAT IS THE SIZE OF THE PLOT?

300sqm, 464sqm and 600sqm

Q6. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable

Q7. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

(I) Deed of Assignment: N100,000 only per plot (subject to review)

(ii) Registered Survey: N50,000 only per plot (subject to review)

(iii) Plot Demarcation: N50,000 only per plot (subject to review)

(iv) Developmental Levi: N700,000 per plot (subject to review)

(v) C of O processing - will be communicated later

Q8. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

(i)Outright payment (0-3months outright)- N1,500,000 (464sqm) with minimum initial deposit of N500,000 per plot for464sqm NB: The company reserves the right to repudiate or defer processing transactios that violates the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date of subscription form is earlier than date of payment

(ii) 6 Months instalment- N1,800,000 (464sqm) and 12 Months instalment- N1,800,000 (464sqm)

(iii) Commercial plots attract additional 10%

of land cost

(iv) Corner plots attracts additional 10% of land cost

(v) Change/Correction of Name(s) attract N10,000 charges (subject to

review)

(vi) Transfer of ownership attracts 10% of land cost

(vii)Survey plan with company's name attracts double charges

Q9. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

Starters pack comprising a letter of acknowledgement of subscription, receipts of payment

Q10. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

(I) Completion Payment Receipt, Contract of Sale & Payment Notification Letter

(ii) Deed of Assignment & Survey Plan before Physical Allocation

Q11. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation but before then, Fencing & Gatehouse should 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 time line for commencing building/development on your plot:

☐ 6 MONTHS ☐ 1 YEAR ☐ 2 YEARS ☐ 3 YEARS ☐ 6 YEARS

Q12. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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



	the estate and such design would be approved by the company	design must conform to the required set back of building control of and with The State Government afterwards.									
	B. Please select your proposed or intended type of building: ☐ Terrace ☐ Duplex ☐ Bungalow ☐	Others (Specify)									
Q13.	13. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?										
	No										
Q14.	4. CAN I RE-SELL MY PLOT/PROPERTY? (I) Yes, a subscriber who has paid up on their land can re-sell their plot(s). PWAN LEKKI BUSINESS CONCERNS LTD would require the seller to furnish the company with details of the buyer (ii) A charge of 10% of the land considering (Covering Transfer Documentation Fee shall be paid to the company by the buyer										
Q15.	15. CAN I PAY CASH TO YOUR AGENT? We strongly advise that cash payments should ONLY be made to PWAN LEKKI BUSINESS CONCERNS LTD at it's designated Banks. Otherwise, cheque(s) bankdrafts should be in favour of PWAN LEKKI BUSINESS CONCERNS LTD. We shall not accept any responsibility for any liability that may arise. Account Details:										
	PWAN LEKKI BUSINESS CONCERNS LTD										
	1374478842										
	Z 1016851329										
Q 1 6.	IS PWAN LEKKI BUSINESS CONCERNS LTD AML/CFT C	OMPLIANT?									
Q17. [\]	WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYN	MENT. CAN I REQUEST FOR A REFUND ?									
	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.										
	Default charge of N20,000/plot, per month for the first 5 months shall apply, after this period, the company shall reinitiate the transaction based on the new selling price.										
Q19.	WHAT HAPPENS IF YOU WANT TO INSPECT THE SITE AF If after allocation and a client wants to inspect the site one more										
	REFORE, THE INFORMATION PROVIDED AND THE TERMS & CONI SENTED BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF IT.										
	SCRIBERS NAME										
SIGN	NATURE	DATE									
SUBSCRIBERS NAME											
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orm or a	f subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach orm Co7 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while or a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. Mr. PWAN LEKKI (trading in name & style of Praise Garden Estates)										
Subs	ession of the common seal if subscriber is a company>>>>>>> cription form must be signed by two directors or a director & se re subscriber is a company.										

PAYMENT SHOULD BE MADE IN FAVOUR OF **PWAN LEKKI BUSINESS CONCERNS LTD**



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