PWAN HOMES
...making home ownership dreams a reality

- ☐ Real Estate & Property Development
- ☐ Consultancy
- ☐ Land Survey
- ☐ Logistics

AFFIX TWO(2) RECENT PASSPORT PHOTOGRAPHS HERE

OAKWOOD GARDENS PHASE 1 SUBSCRIPTION FORM

Please complete all fields in **BLOCK LETTERS.**

Customer Information

*Date D D M M Y Y Y Y

*Preferred Name for Title preparation

Mr. ☐ Mrs. ☐ (Surname) (Middle Name) (First Name)

Mr. ☐ Mrs. ☐ (Surname) (Middle Name) (First Name)

*Marital Status Single ☐ Married ☐ Others (Specify)_____ *Sex Male ☐ Female ☐

*Name of Spouse (Surname) (First Name)

*Nationality Nigerian ☐ Others (Specify)_____ *Occupation

*Employer's Name/Name

*Residential Address

City/Town L.G.A (Residential)

*State *Postal Code

*Country of Residence Nigeria ☐ Others (Specify)_____ *Language:

*Email

*Phone Number or

*Next of Kin

*Name (Surname) (First Name)

*Residential Address

City/Town L.G.A (Residential)

*Phone Number or

*Type of Plots ☐ Residential ☐ Commercial Plot Attract 10% ☐ Number of plots ☐ 337.5sqm ☐ 675sqm ☐ 450sqm ☐ 900sqm

*Payment Plan: ☐ Outright ☐ 12 Months ☐ *Corner Piece Plot(s) Attract 10% of Land Cost

I.....hereby affirm that all information provided as a requirement as a requirement for the land in OAKWOOD GARDENS PHASE 1, Lakowe Off Lekki-Epe Expressway in Ibeju-Lekki Local Government Area, Lagos State is true and any false or inaccurate information given by me may result in the decline of my application.

*Signature _____ *Date D D M M Y Y Y Y

REFERRED BY: DATE: D D M M Y Y Y Y

REFERRED PHONE NO.: Email:_____

Contact Address: Puri Mall Building, KM 25 Lekki Epe Expressway, Oko-Ado, Lekki Peninsula- Lagos. 012956848.
Email: pwanltd@yahoo.com

OAKWOOD GARDENS PHASE 1

FREQUENTLY ASKED QUESTIONS / TERMS & CONDITIONS

Q1. WHERE IS OAKWOOD GARDENS PHASE 1?

A. Oakwood Gardens is situated in Lakowe, by Lakowe Golf Course, off Lekki- Epe expressway.

Q2. WHO ARE THE OWNERS/ DEVELOPER OF OAKWOOD GARDENS PHASE 1?

A. **PWAN HOMES LTD, a Leading Real Estate Company and Folkland Property Development Company (FPDC), a leading player in the Construction sector of the economy with offices in Lekki, Lagos State.**

Q3. WHAT TYPE OF TITLE DOES OAKWOOD GARDENS PHASE 1 HAS ON THE LAND?

A. Deed of Assignment with Land Owners, Governor Consent and Registered Survey plan approved by Lagos State Government.

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q5. WHAT IS THE PAYMENT STRUCTURE? (Outright and Instalment Payment)

A. **(a) Payment of #1,125,000 monthly instalment for 12 months for 675sqm and #1,500,000 monthly instalment for 12 months for 900sqm. Also #562,500 monthly instalment for 12 months for 337.5sqm and #750,000 monthly instalment for 12 months for 450sqm**

- **(b) Outright payment attract 10% discount**
- **(c) Commercial plots Attract additional 10% of land cost**
- **(d) Corner piece plots Attract additional 10% of land cost**
- **(e) N.B :- Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract which will result in termination or revocation of the contract/OR attract default charge of 10% of the month payment.**

Q6. WHAT IS THE SIZE OF THE PLOT?

A. **900sqm, 675sqm, 450sqm, And 337.5sqm**

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

A.Yes the road to the estate is motor able.

Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

- **(a) Legal Fee: N200,000 only per plot for 600sqm & N100,000 only per plot for 300sqm (subject to review).**
- **(b) Survey plan Fee: N200,000 only per plot for 600sqm & 300sqm (subject to review)**
- **(c) Development Fee: Will be communicated later**
- **(d) Plot demarcation: N20,000 only per plot (Subject to review)**

Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A. **(i) Survey Plan and Deed of Assignment payment can be made before or after the Physical Allocation, (ii) Development Levy will be determined later. (iii) Corner Plot Demarcation is N20,000 per plot payable after payment for land and before Physical Allocation of plot.**

Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. **Starters pack comprising a letter of acknowledgement of subscription, receipts of payment.**

Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

A. **(a) Completion Payment Receipt, Contract of Sales & Allocation Notification Letter (a) Deed of Assignment & Survey Plan after Physical Allocation is done.**

Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. **You can start building on the land after Physical Allocation, while Fencing will be done in the 2nd year and Other Infrastructures will commence the 3rd year.**

Q 13. 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 Building) and high rise houses will not be permitted. All building design must conform to the required set back of building control of the estate and such design would be approved by the company and with LSG afterwards

Q14. CAN I RE-SELL MY PLOT/PROPERTY?

A. **Yes a subscriber who have paid up on their land can re-sell their plot(s). PWAN HOMES would require the seller to furnish the company with details of the buyer**

B. **A Charge of 10% of the land consideration (Covering Transfer Documentation Fee shall be paid to the Company by the buyer..**

Q15. CAN I PAY CASH TO YOUR AGENT?

A. **We strongly advise that cash payments should ONLY be made to PWAN HOMES LTD at its designated offices. Otherwise, cheque(s) should be issued in favour of PWAN HOMES Ltd. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.**

Q16. What happens if I cannot continue with the payment? Can I get a refund?

A. **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 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 Fee and Others).**

THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.

SUBSCRIBER'S NAME……SIGNATURE……..DATE……