



# SOUTH WEST ESTATES



# SUBSCRIPTION FORM

# FLOURISH CITY ESTATES (SOUTH WEST)

## SUBSCRIPTION FORM

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.

**NAME\***   
Mr.  Mrs.  Miss.

**ADDRESS\***

**DATE OF BIRTH/INCORPORATION\***       **GENDER\*** MALE  FEMALE

**MOBILE NUMBER\***           **NATIONALITY\***

**NAME OF SPOUSE\***   
(If Applicable)

**OCCUPATION**           **COUNTRY OF RESIDENCE**

**EMAIL ADDRESS\***

### SECTION 2: NEXT OF KIN

**NAME:** \_\_\_\_\_

**DATE OF BIRTH:**       **MEANS OF IDENTIFICATION:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_ **EMAIL ADDRESS:** \_\_\_\_\_

### SECTION 3: SUBSCRIBER'S DECLARATION

I/We.....hereby affirm that all information provided as a requirement for the purchase of land with PWAN HOMES is true and I/We shall be held responsible for any inaccurate information provided by the subscriber

\***TYPE OF PLOT:**  Residential  Commercial plot (attracts 10%) Number of plots  **PLOT SIZE:**  300SQM  450SQM  500SQM  600SQM  
**DURATION**  Outright  6 Months  12 Months

#### FOR INDIVIDUAL

**SIGNATURE\*** \_\_\_\_\_ **DATE\*** \_\_\_\_\_

#### FOR ORGANIZATION

**DIRECTOR\*** \_\_\_\_\_ **DATE\*** \_\_\_\_\_

**DIRECTOR/SECTARY\*** \_\_\_\_\_ **DATE\*** \_\_\_\_\_

### FOR REFERRAL DETAILS

**NAME\***

**DATE\***

**PHONE NO**

**EMAIL**

# FLOURISH ESTATES SOUTH-WEST

## FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS



2<sup>ND</sup> AUGUST, 2024

### Q1. WHERE ARE FLOURISH CITY ESTATES LOCATED?

KINDLY TICK THE ESTATE YOU ARE SUBSCRIBING FOR AMONG THE LISTED FLOURISH ESTATES

- A. **FC LAGOS** Oshoroko Town, LFZ Ibeju Lekki, LGA
- B. **Flourish Luxury Villa Epe** along itokin Road, Epe, Lagos State
- C. **Flourish Luxury Villa Monastery** along Monastery Road, Sangotedo, Lagos State
- D. **ABEOKUTA** Oke-Ogun Sabo, Lafenwa, Abeokuta North LGA, Ogun State.
- E. **FLOURISH AMAZE** Dagbayan Village, Igboye, Epe, Lagos State
- F. **FLOURISH CITY IBADAN** Omi Fatokun Village, Lagos-Ibadan Express Rd, Oluyole LGA, Oyo State
- G. **FLOURISH CITY EKITI** Along Ifaki ado-ekiti express, Iworoko, Ado-Ekiti, Ekiti State.
- H. **FLOURISH PAVILION** Imedu Community, Ibeju-Lekki, Lagos State.
- I. **OLIVE PARK** sapati, Ibeju-Lekki
- J. **FLOURISH VILLE** Ode Omi, Lagos State.
- K. **FLOURISH SPRING** Awodikora, Ode-Omi Waterside.

### Q2. WHO ARE THE OWNERS/DEVELOPER OF FLOURISH CITY ESTATES?

- A. PWAN HOMES LTD, a Leading Real Estate Company and Folk-Land Property Development Company (FPDC), a leading player in the construction sector of the economy with offices in Lekki, Lagos State. We also have branch offices across the four geo-political zones in the country **to wit:** North-Central, South-West, South-East and South-South

### Q3. ARE THERE ANY ENCUMBERANCES ON THE LAND?

- A. The Land is free from every known government acquisition or interest and adverse claims.

### Q4. WHAT ARE THEIR PAYMENT STRUCTURE AND TITLE?

ESTATE	TITLE	PLOT	OUTRIGHT N	6 MONTHS	12 MONTHS	DEED OF ASSIGNMENT	SURVEY FEE	CORNER PLOT DEMARCATION
Flourish Luxury Villa Epe	Government Excision	300sqm	5,000,000		5,500,000	100,000	750,000	70,000
		450sqm	6,500,000		7,000,000			
		600sqm	8,000,000		9,000,000			
FLORISH LUXURY VILLAS MONASTERY	Government Excision	600 SQM	35,000,000	38,000,000		200,000	<b>1,800,000</b>	70,000
ABEOKUTA	Survey and Deed of Assignment	600 sqm	1,500,000	1,750,000	2,000,000	FREE	FREE	FREE
FLOURISH AMAZE	Survey and	600 sqm	N2,400,000(first 20 plots)	2,900,000		100,000	60,000	70,000

	Deed of Assignment		@ N2,000,000 per plot of 600sqm)					
Flourish Ville	Deed and Survey Plan	600 sqm	1,800,000	2,300,000	2,800,000	100,000	60,000	70,000
Flourish Spring	Deed and Survey Plan	500 sqm	900,000	1,200,000	Unavailable	100,000	60,000	70,000
Flourish Pavilion Imedu	Government Excision	600 sqm	4,500,000	<b>5,000,000</b>	Unavailable	100,000	900,000	70,000
Flourish City Ekiti	Survey and Registered Deed of Assignment	600 sqm	1,500,000	1,800,000	2,000,000	100,000	60,000	70,000
FLOURISH CITY ESTATE IBADAN	Survey and Deed of Assignment	300	1,000,000	600,000	1,000,000	FREE	FREE	FREE
		600	2,000,000	1,800,000	2,000,000			

- Commercial plots attract additional 10% of land cost
- Corner piece plots Attract additional 10% of land cost.
- Change/Correction information attract N10,000.
- Transfer of Ownership attract 10% of land cost.
- Development Levy shall be communicated on a later date.

**NB: Please note that failure to complete Land payment before the expiration of selected payment plan attracts a default fee of 5% of the land cost per month of default**

#### **Q5. IS THE ROAD TO THE ESTATE MOTORABLE?**

A. Yes, the road to the estate is motorable.

#### **Q6. WHAT DO I GET AFTER THE INITIAL DEPOSIT?**

A duly signed Receipts of payment.

#### **Q7. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?**

- Completion Payment Receipt, Contract of Sales & Payment Notification letter
- Free Plot Award Letter (Where Applicable)
- Deed of Assignment, Survey Plan & Deed of Gift (where applicable).

**NB: Applicants shall be availed with the documents in paragraph (c) above only after complete payment of documentation fees. Subscribers are also required to comply with the Estate Rules and Regulations as provided by the Company.**

#### **Q8. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?**

You can start building on the land after Physical Allocation, while Fencing and gate-house construction is ongoing. **Provided applicant has sought and obtained building approval from the company.**

#### **Q9. WHEN IS ALLOCATION DONE?**

- (i) All physical allocation shall be done during the dry season in order of subscription.

#### **Q10. WHEN DO I MAKE THE OTHER PAYMENTS?**

- (i) Payment for Survey Plan, Deed of Assignment and Plot Demarcation should be made before Physical Allocation.
- (ii) Development fees should be paid either out rightly or in installments.

**Note that Installment payment of development fee will attract surcharges .**

#### **Q11. CAN I PAY CASH TO YOUR AGENT?**

- A. WE STRONGLY ADVISE that payments should ONLY be made to PWAN HOMES LTD's designated BANKS to wit: **PWAN HOMES LTD - OGUN STATE ZENITH BANK 1222004450; PWAN HOMES LTD-LAGOS STATE ZENITH BANK 1222000689** ZENITH BANK-1013421875 OR GURANTY TRUST BANK- 0141941056 OR PWAN FLOURISH EST. ZENITH BANK 1212035640 OR **PWAN HOMES LTD- OYO STATE ZENITH BANK 1222004467; PWAN HOMES LTD – EKITI - ZENITH BANK – 1222004072.**

#### **Q12. IS PWAN HOMES LTD AML/CFT compliant?**

Yes

#### **Q13.WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?**

Yes, you can request for a refund only if you are unable to complete payment within the subscribed Plan duration or within the 6 months immediately following complete payment within the subscribed payment plan provided that:

- A. All requests for refund shall be made in writing and subject to a 120days processing period with a possible 90days extension where necessary.

**NOTE: That after processing refund, disbursement shall be subject to a 40% deduction (10% Administrative fee and 30% agency fee).**

**NOTE ALSO (for PBOs): That if you have earned more than twice the amount you have deposited in PBO you are not entitled to a refund.**

#### **Q14. CAN YOU REQUEST FOR REFUND AFTER COMPLETING PAYMENT?**

**NO!**

Refund can only be done before completion of payment

- within the subscribed payment plan or
- within 6 months immediately after the Subscribed plan lapses.

**PROVIDED ALWAYS** that such refund shall not be made after physical allocation of property has been conducted.

**NOTE:** In the event of a refund, you are required to give the company a One Hundred and Twenty (120) days' notice in writing to process your refund and a further Ninety (90) days if the process is not completed within the initial processing period.

**Q15. WHEN ARE DEFAULT CHARGES PAYABLE?**

Default fees are payable where the customer fails to complete payment within the subscribed payment period.

- Note that the Company shall be at liberty to revoke the subscription of a client/customer 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 Company shall not be liable to make any refund to the exiting subscriber until the Company has received funds corresponding in value to the amount to be refunded from a third-party Applicant. For the avoidance of doubt, the Company shall not be obliged to procure a third-party to acquire the subscriber's interest in the property upon revocation.
- Any refund approved by virtue of such Revocation of allocation or termination of subscription arising because of failure of the Applicant to meet payment obligations shall attract a 40% deduction (30% Agency Fee & 10% Administrative Fee) of the Applicant's total deposit

**Q16. HOW DO I CHANNEL MY COMPLAINTS OR GRIEVANCES?**

The company is committed to a speedy and amicable settlement of issues brought to its attention by customers/clients. Customers/Clients shall channel their written complaints to [pwanlimited@gmail.com](mailto:pwanlimited@gmail.com) for immediate and amicable settlement with the instrumentality of ADR before exploring other options.

**NOTE:** Dispute Resolution shall be subject to the Arbitration and Mediation Act, 2023.

**Q17. CAN I TRANSFER MY PROPERTY?**

Transfer of interest in property(ies) by clients/customers is only possible upon full payment and shall be done upon receipt of prior express consent of the Company and payment of transfer charges. Where a transfer of interest is to be made to a third party, the Applicant shall bear the cost of procuring new Survey Plans and Title Deeds (amongst others). The applicable transfer charge shall be 10% of the current value of the property.

**I hereby confirm that I have seen the land and I'm ready to go on with the transaction and to be bound by the terms and conditions herein.**

**THEREFORE, THE INFORMATION PROVIDED IN THIS FAQ/TERMS AND CONDITIONS ARE CONSENTED TO AND ACCEPTED BY ME AS I ACKNOWLEDGE RECEIVING AND PERUSING A COPY OF THIS FAQ/TERMS AND CONDITION**

SUBSCRIBER'S NAME: ..... SIGNATURE: ..... DATE: .....

SUBSCRIBER'S NAME: ..... SIGNATURE: ..... DATE: .....

**N.B:** If the subscriber is a company, incorporated trustee or Limited Liability Partnership, two directors or Partners must sign the subscription form and attach **Form C07 & Certificate of Incorporation** or any certificate for the List of partners in the Limited Liability Partnership. For a company, the name must end with either LTD PLC, UnLTD, LTD/GTY, while for a Limited Liability Partnership the name must end with LLP. A company must also attach a **board resolution** authorizing the purchase. Where the subscriber is a private or public company, a resolution authorizing the investment/purchase must be attached.

**FOR COMPANIES/ INCORPORATED TRUSTEES / LLP:**

1. The common seal of the subscriber () is hereby affixed in the presence of

**Director:** \_\_\_\_\_  
**Name:**  
**Position:**

**Director/Secretary:** \_\_\_\_\_  
**Name:**  
**position:**

2. The common seal of the subscriber is hereby affixed in the presence of

**Director:** \_\_\_\_\_  
**Name:**  
**Position:**

**Director/Secretary:** \_\_\_\_\_  
**Name:**  
**position:**