

# EDEN WATERS ESTATE PHASE 2

## SUBSCRIPTION FORM

### SECTION 1: SUBSCRIBER'S DETAILS

AFFIX  
A PASSPORT  
PHOTOGRAPH

Please complete all fields in block letters. Fields marked with asterisks (\*) are mandatory. Tick boxes where appropriate.

**NAME\***

Mr.  Mrs.  Miss.  (Name as preferred on documents)

**ADDRESS\***

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

**MARITAL STATUS\***  **NATIONALITY\***

**OCCUPATION**  **EMPLOYER'S NAME**

**COUNTRY OF RESIDENCE**  **LANGUAGE SPOKEN**

**EMAIL ADDRESS\***

**TELEPHONE NUMBER\***  **MOBILE NUMBER\***

### SECTION 2: NEXT OF KIN

<b>NAME</b> <input type="text"/>	<b>ADDRESS</b> <input type="text"/>
<b>PHONE NUMBER</b> <input type="text"/>	
<b>EMAIL ADDRESS</b> <input type="text"/>	

### SECTION 3: SUBSCRIBER'S DECLARATION

I, .....hereby affirm that all information provided as requirement for the land purchased in Eden Waters Estate Phase 2 Ode Omi Village, Ibeju Lekki, Lagos State as true and any false inaccurate information given by me may result in the decline of my application .

\***TYPE OF PLOT:**  Residential  Commercial plot (attracts 10%)  Corner piece plot(s) attracts 10% of land cost Number of plots

**PAYMENT PLAN:**  Outright  6 Months **PLOT SIZE:**  300 SQM  600 SQM

**SIGNATURE OF SUBSCRIBER\*** \_\_\_\_\_

**NAME\*** \_\_\_\_\_ **DATE\*** \_\_\_\_\_

### FOR REFERRAL DETAILS

**NAME\***

**DATE\***

**PHONE NO**

**EMAIL**

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF **PWAN HOMES LTD**

1013421875 
 0031850776 
 0030023618 
 4453000393 
 1000102066 
 0141941056  
 0002024608 
 0692534432 
 1018077022 
 2925092019 
 5620056256 
 5100193516

# EDEN WATERS ESTATE PHASE 2

## FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

### Q1. WHERE IS EDEN WATERS ESTATE?

A. EDEN WATERS ESTATE is situated at Ode-Omi Area in Ibeju-Lekki Local Government Area, Lagos State, specifically at 646706.408mE, 706020.284mN.

### Q2. WHY SHOULD I BUY EDEN WATERS ESTATE?

A. EDEN WATERS ESTATE enjoys proximity to major government presence & commercial investment landmarks like Deep Sea Port, Dangote Industries, Dano Milk, Kellogs etc. guaranteeing high Return on Investment.

### Q2. WHO ARE THE OWNERS/ DEVELOPER OF EDEN WATERS ESTATE?

A. PWAN HOMES LTD, a Leading Real Estate Company with its office in Lekki, Lagos State.

### Q3. WHAT TYPE OF TITLE DOES EDEN WATERS ESTATE HAVE ON THE LAND?

A. Agreement with Land Owners and Survey plan.

### Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

### Q5. WHAT IS THE PAYMENT STRUCTURE?

- a) Outright Payment of ₦ 750,000 For 600sqm (HALF PLOTS AVAILABLE)
- b) Instalment Payment of ₦ 1,000,000 for 600sqm in 6 months only
- c) Commercial plots Attract additional 10% of land cost.
- d) Corner piece plots Attract additional 10% of land cost.
- e) Change/Correction of Information attract N10,000 charges (Subject to review)
- f) Transfer of Ownership attract 10% of land cost

N.B:- Non-payment of the instalments shall be treated as a fundamental breach of the contract which shall result in termination of the contract/OR attract default charge of N10,000 for every month after the expiration of your subscription term.

### Q6. WHAT IS THE SIZE OF THE PLOT?

A. 600sqm and 300sqm

### Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes the road to the estate is motorable.

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

- (a) Deed of Assignment: N100,000 only per plot (subject to review)
- (b) Provisional Survey Fee: N50,000 only per plot (subject to review) Survey plan with Company's name attract double charges.
- (c) Development Fee: will be communicated at a later date.
- (d) Corner Plot demarcation: N30,000 only per plot (Subject to review)

### Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A. (i) Survey Plan payment can be made before or after the Physical Allocation, (ii) The Deed of Assignment is after production of Survey Plan. (iii) Corner Plot Demarcation is N30, 000 per plot after payment for land and before Physical Allocation.

### 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 & Payment Notification Letter (b) Deed of Assignment & Survey Plan after Physical Allocation is done (NB: Physical Allocation takes place in Dry Season Only).

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

A. You can start building on the land after Physical Allocation, while Fencing and gate house construction is ongoing Other Infrastructures will commence immediately after fencing.

### Q13. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

A. No.

### Q 14. 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.

### Q15. CAN I RE-SELL MY PLOT/PROPERTY?

A. Yes a subscriber who has 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.

### Q16. 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 Banks to wit: PWAN Homes LTD Zenith Bank - 1013421875 OR GTB - 0141941056. 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.

### Q17. Is PWAN HOMES LTD AML/CFT compliant?

A. Yes

### Q18. What happens if I cannot continue with my payment? Can I request for a refund?

A. Yes, you can request for a refund only if you are unable to complete payment within the subscribed payment period or within the 6 months immediately after the Subscribed payment period.

### CAN YOU REQUEST FOR REFUND AFTER COMPLETING PAYMENT? NO.

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 be paid according to the payment plan used for the subscription less 40% (Administrative Fee and Others).

I hereby confirmed that I have seen the land and ready to go on with the transaction.

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.....