

ATLANTICS COURT

📍 : AKODO TOWN, IBEJU-LEKKI LGA,
LAGOS STATE

驲 : GAZETTE

COORDINATES :
713625.440mN 603926.108mE

LANDMARKS:

DANGOTE INDUSTRIES,
LEKKI DEEP SEA PORT,
LA CAMPAGNE TROPICANA ETC.

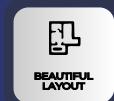
1.75M 300SQM
3.5M 600SQM

HOW TO MAKE PAYMENT
ALL PAYMENT SHOULD BE MADE
IN FAVOUR OF **PWAN ATLANTICS**
PROPERTY NETWORK LTD



1217669752

Estate Features:



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Y pwanatlantics@gmail.com
🌐 www.pwanatlantics.com
Hot lines: 09099990043, 09099990053,
07025007568, 07025007569

Address: Suite 166A & 166B,
Road 5, Ikota Shopping Complex,
Beside Stanbic IBTC Bank,
Ajah Lagos

PWAN
ATLANTICS

AFFIX
A PASSPORT
PHOTOGRAPH

NOTE: INSTANT PLOT RESERVATION AND ALLOCATION FOR SUBSCRIBERS

PAYMENT: OUTRIGHT INSTALLMENT

TYPE OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 10%) CORNER PIECE PLOT(S) (ATTRACTS 10%)

NUMBER OF PLOTS: PLOT SIZE: 300SQM 450SQM 600SQM

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling this form will attract correction fees.

SECTION 1: SUBSCRIBERS DETAILS

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others

NAME:

DATE OF BIRTH: GENDER* MALE FEMALE

ADDRESS
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

ROAD/STREET/POST OFFICE*

TOWN/CITY/DISTRICT/STATE*

MARITAL STATUS* NATIONALITY*

TELEPHONE NUMBER* POSTAL CODE*

MOBILE NUMBER*

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

IDENTITY PROOF NAME

PHONE NUMBER

ADDRESS PROOF*

ADDRESS

EMAIL ADDRESS

SECTION 3: SUBSCRIBER'S DECLARATION

I, _____ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____

NAME* _____

Note* subscriber has to sign before an authorized PWAN PLUS personnel.

FOR REFERRAL DETAILS

NAME* _____

DATE _____

PHONE NO _____

EMAIL _____

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Relevant Attachments

Individual

1. Passport photograph
2. Identification (data page of International Passport or Driver's License)
3. Proof of Residence (utility bill for last 3 months)

Corporate

1. Board Resolution authorizing purchase
2. Certificate of Incorporation by Corporate Affairs Commission (CAC)
3. Memorandum and Articles of Association certified by CAC
4. Form CAC 7 (Particulars of Directors)
5. Form CAC 2 (Return of Allotment of Shares)
6. Form CAC 10 (Annual Returns)

ATLANTICS COURT

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

Q1. WHERE IS ATLANTICS COURT?

ATLANTICS COURT is situate at AKODO TOWN, OFF LEKKI FREE TRADE ZONE ROAD, IBEJU-LEKKI LGA, LAGOS STATE

Q2. WHY SHOULD I BUY ATLANTICS COURT?

ATLANTICS COURT enjoys proximity to major government presence & commercial investment landmarks like Deep Sea Port, Dangote Industries, Dano Milk, Kellogg's etc. guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF ATLANTICS COURT?

PWAN ATLANTICS PROPERTY NETWORK LTD, a member of the PWAN Group and an affiliate company of PWAN PLUS BUSINESS CONCERNS LTD (multiple award winning real estate company)"

Q4. WHAT TYPE OF TITLE DOES ATLANTICS COURT?

Gazette. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

Q5. WHAT ARE THE COORDINATES OF ATLANTICS COURT?

713625.440mN, 603926.108mE

Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q7. WHAT PLOT SIZE(S) IS AVAILABLE? 300sqm & 450sqm & 600sqm

Q8. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES? (Subject to review and available for few plots)

- (a) Outright payment (0-3 months)- **N1,750,000** (300sqm), **N2,625,000** (450sqm), **N3,500,000** (600sqm)
 - (b) 6 months' installment- **N2,000,000** (300sqm), **N3,000,000** (450sqm), **N4,000,000** (600sqm)
 - (c) 12 months' installment- **N2,250,000** (300sqm), **N3,375,000** (450sqm), **N4,500,000** (600sqm)
- NB: 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.
- (d) Corner piece attract additional 10% of land cost
 - (e) Commercial plots attract additional 10% of land cost
 - (f) Non-payment of the monthly installments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result in termination or revocation of the contract/OR attract default charge of 5% of the month payment or 5% of the total balance upon demand, OR 5% of the outstanding payment for every month of default after payment expiration. The company reserves the right to review number of plots purchased in the event of payment default. The company also reserves the right to reallocate plots to another estate or scheme in the event of default or delay in developing plots acquired.

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

Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable.

Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND? (subject to review within 12-24 months)

- (a) Deed of Assignment: **N175,000** for 300sqm, **N262,500** for 450sqm and **N350,000** for 600sqm (per plot)
- (b) Survey Plan Fees: **N380,000** for 300sqm, 450sqm & 600sqm (per plot)
- (c) Plot Demarcation: **N70,000** for 300sqm, 450sqm & 600sqm (per plot)
- (d) Development Fee: **To be determined and communicated later** (Development fee will cover the following: (1) Drainage construction (2) Transformers and Electrification (3) Tarred or interlocked roads (4) Building of special amenities (5) Landscaping and beautification of the estate. etc.)

Q11. WHEN DO I GET MY ALLOCATION AFTER PAYMENT? Allocation Document would be issued within three (3) months after payment and physical allocation to be done during the annual dry season in order of subscription **provided that at least 25% of development fees has been paid.**

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Survey Plan, Deed of Assignment and Plot Demarcation should be paid before Physical Allocation.
- (ii) Development fees should be paid either on installment (over a 12 months' period after physical allocation) or outright basis before or after physical allocation.

Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS? A letter of acknowledgement of subscription, receipt of payment and provisional allocation letter for initial deposit; and installment payment receipt(s) for further installments. Estate development updates, notifications etc will be regularly sent via email & our social media channels. You are encouraged to follow us on our social media channels.

Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- (a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document
- (b) Deed of Assignment & Survey Plan within three (3) months of payment for Q10 (a) & (b), provided that allocation has been done.

Q15. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation. Fencing & Gatehouse to 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 timeline for commencing building/development on your plot:

6 MONTHS **1 YEAR** **2 YEARS** **3 YEARS**

Q16. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION? Yes. There must be evidence of active possession on your land within six months of physical allocation i.e. fencing of plot(s).

Q17. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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 & building control of the estate and such design would be approved by the company and with Lagos State Government afterwards.

Q18. CAN I RE-SELL MY PLOT/PROPERTY?

Yes a subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN ATLANTICS PROPERTY NETWORK LTD would require you (the seller) to furnish the company with details of the new buyer and

SUBSCRIBER'S NAME..... **SIGNATURE.....** **DATE.....**

co-sign a transfer of ownership form with the new buyer. PWAN ATLANTICS does not sell on behalf of subscribers. B. 10% of the land consideration will be payable by the new buyer directly or through you to the Company for Transfer of Title Documentation.

Q19. CAN I PAY CASH TO YOUR AGENT?

We strongly advise that cash payments should only be made to PWAN ATLANTICS PROPERTY NETWORK LTD at its designated Banks. Otherwise, cheque(s)/bankdrafts should be issued in favour of PWAN ATLANTICS PROPERTY NETWORK LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q20. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN I GET 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 ninety (90) days' written/email 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, 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.

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

..... DATE

NAME

..... DATE



*If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Businessowner/Proprietor trading in the name & style of the business name e.g. Mr PWAN ATLANTICS (trading in the name & style of Atlantics Estates)

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Road 5, Ikota Shopping Complex,
Beside Stanbic IBTC Bank,
Ajah Lagos

Hot lines: 09099990043, 09099990053,
07025007568, 07025007569

Impression of the common seal if subscriber is a company

>>>>>>>>>>

Subscription form must be signed by two directors or a director & secretary

Where subscriber is a company >>>>>>>