



FAMOUS GARDENS ZION RESIDENCE

WHERE LUXURY MEETS SERENITY



ESTATE FEATURES:

	WELL-DEMARCATED AND SERVICED PLOTS
	SECURE AND GATED ENVIRONMENT
	GOOD ROAD NETWORK AND ACCESSIBILITY
	CLOSE PROXIMITY TO MAJOR INFRASTRUCTURE AND AMENITIES
	PERFECT FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE
	TITLE DOCUMENT: GAZETTE (EQUIVALENT TO CERTIFICATE OF OCCUPANCY, C OF O)

IBEROKODO BY ELEKO JUNCTION,
IBEJU-LEKKI, LAGOS - A PRIME
LOCATION WITH EASY ACCESS
TO MAJOR ROADS & AMENITIES.



Looking for a smart investment opportunity or a place to build your dream home? Look no further! Our lands in Ibeju-Lekki, Lagos, offer a perfect blend of accessibility, security, and potential for growth.



ALL PAYMENTS ARE TO BE MADE IN FAVOUR OF PWAN PRO REALTORS & ESTATES LIMITED.



5600509617

CALL US TODAY FOR A FREE INSPECTION.



OFFICE ADDRESS:
CDV COURT 1, OPPOSITE CATHOLIC CHURCH
OF THE EPIPHANY, OLOGOLO ROAD, LEKKI
PENINSULA PHASE 2, LEKKI, LAGOS.

pwanproofficial pwanpro www.pwanpro.com pwanpronigeria@gmail.com

PWAN
PRO
...simply professional

EXPRESSION OF INTEREST FORM

APPLICANT
PASSPORT
PHOTOGRAPH

PERSONAL INFORMATION

1. TITLE: _____ 2. SURNAME: _____

3. FIRST NAME: _____ 4. MIDDLE NAME: _____

5. EMAIL: _____ 6. GENDER: _____

7. DATE OF BIRTH: _____ 8. NATIONALITY: _____

9. STATE OF ORIGIN: _____ 10. PHONE NUMBER: _____

11. HOME ADDRESS: _____

12. VALID MEANS OF ID: VOTER'S CARD NIMC INT'L PASSPORT DRIVER'S LICENSE
NATIONAL IDENTITY NUMBER (PHOTOCOPY TO BE ATTACHED)

13. EMPLOYMENT TYPE: EMPLOYED SELF EMPLOYED

14. NAME OF EMPLOYER/BUSINESS: _____

15. YEARS IN EMPLOYMENT / BUSINESS: _____

16. OCCUPATION: _____

17. SALARY/MONTHLY TURNOVER: _____

18. YEAR OF EMPLOYMENT: _____ 19. GRADE LEVEL: _____

PERSONAL INFORMATION

20. FULL NAME OF NOK: _____

21. CONTACT OF NOK: _____

22. ADDRESS OF NOK: _____

23. RELATIONSHIP WITH NOK: _____

24. EMAIL OF NOK: _____

PURCHASERS POLICY FOR FAMOUS GARDENS ZION RESIDENCE ELEKO JUNCTION LAGOS STATE NIGERIA.

(LAND)

INTRODUCTION:

COMPANY INTRODUCTION:

PWAN PRO REALTORS AND ESTATES LIMITED is a property marketing, information & development company duly incorporated under the laws of the Federal Republic of Nigeria.

OFFICE ADDRESS:

CDV Court 1 Opposite Catholic Church of the Epiphany Ologolo Road, Lekki Peninsula ii Lekki, Lagos State Nigeria.

2. FAMOUS GARDENS ZION RESIDENCE LOCATION.

FAMOUS GARDENS ZION RESIDENCE is situate at **IBEROKODO BY ELEKO JUNCTION, IBEJU-LEKKI LAGOS STATE** and enjoys proximity to major government presence & commercial investment landmarks like Coastal Road, Dangote Refinery, La Campagne Tropicana, Lekki Deep Seaport, Lekki Free Trade Zone, Insigma Industries, Power Oil Factory, Dano Milk Factory and all guaranteeing high Return on Investment.

3. PROPERTY INSPECTION:

Clients or their representatives are advised to inspect the site, subsequently for the confirmation of appointments made at **PWAN PRO REALTORS AND ESTATES LIMITED** office or with the designated sales representative/realtors/PBOs. Free inspections hold **Mondays to Saturdays**. Take off time is 10am-3pm.

NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the property before purchase, and it is deemed that the property was duly inspected by subscribers and/or their representatives upon payment and signing of this form.

4. PROPERTY TITLE

[GAZETTE]: The land is free from every known government acquisition or interest and adverse claims. 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.

6. PLOT SIZE(S)

All plots are 500Sqm

7. PRICES AND PAYMENT STRUCTURE

(a) The purchase price is payable either in full outright or in instalments as outlined in the schedule below (subject to review and variations):

LAND SIZE	2-3 MONTHS (OUTRIGHT)
500 SQM	ACTUAL PRICE: N100,000,000.00

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.

(b) Non-payment of the monthly instalments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result to the following;

- I. Attract default charge of 5% of the monthly payment or 5% of the total balance upon notice of demand, OR 5% of the outstanding payment for every month of default after payment expiration.
- II. The company reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

N/B: In the event that there are no available plot(s) when the subscriber fails to meet the contract term, the subscriber's payment can be transferred to a new phase/estate.

8. OTHER PAYMENTS

(Subject to review within 12 months):

- I. **Developmental fee: N10,000,000.00 (Subject to review within 12 months):**
- II. **Deed of Assignment:** To be communicated in course of transaction
- III. **Survey Plan Fees:** To be communicated in course of transaction
- IV. **Plot Demarcation Fees:** To be communicated in course of transaction.
- V. **Plot Maintenance:** To be communicated in course of transaction.

9. ALLOCATION TIMELINE

Physical allocation would be done in a minimum of three (3) months after completion of payment in order of subscription/payment.

10. DOCUMENTATION

The following documents will be issued:

- I. Upon payment of initial deposit, receipt of payment for initial deposit would be issued, and also instalment payment receipt(s) for further instalments.
- II. Contract of Sales, Payment Receipt and Payment Notification Letter would be issued upon final payment of the total sum.
- III. Deed of Assignment & Survey Plan within four (4) months of payment after the final payment and physical allocation of the property.

IV. 15. DISPUTE RESOLUTION:

It is understood that this transaction is purely civil and contractual in nature and any difference, controversy or dispute arising out of or connected with the terms of this document or any breach thereof which cannot be mutually resolved by amicable discussions between the parties shall be referred to the Lagos State Multi Door Court House (LSMDCH) for Mediation to be conducted in accordance with the (LSMDCH) Mediation Guidelines. Unless the parties agree otherwise, the dispute shall be resolved by a sole mediator appointed in accordance with the provisions of the (LSMDCH) Mediation Guidelines. By this clause, subscribers agree that petitioning the Police, Economic and Financial Crimes Commission or any other agency tasked with criminal investigations without full recourse to this clause will be deemed a breach of contract on the subscriber's part.

18. REFUND POLICY

I. The transaction herein is **NOT** subject to refund.

20. PAYMENT

All payment should only be made to **PWAN PRO REALTORS AND ESTATES LIMITED** at its designated Bank Account. **FIDELITY BANK: 5600509617**

Note: We are a Nigerian Company and solely transact in the Naira currency, the foreign exchange rate and fluctuation does not apply for all intents and purposes at any time before, during or after this transaction.

DECLARATION

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HEREOF, ARE ACCEPTABLE AND CONSENTED BY ME/US AND I/WE ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME **SIGNATURE**

DATE

NAME **SIGNATURE**

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 subscriber is the Proprietor trading in the name & style of the business name e.g. Mr PWAN PRO (trading in the name & style of Zion Smart City Estates). A company must also attach a board resolution authorizing the purchase.***

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.



ANTI-MONEY LAUNDERING DECLARATION

PWAN PRO REALTORS AND ESTATES LTD- Declaration relating to the combat against money laundering (AML) and Combating the Financing of Terrorism (CFT)

I/we, ----- ("the client") (Please insert the natural or corporate name of the above-named client)

Hereby confirms that:

- a. The money paid by me to **PWAN PRO REALTORS AND ESTATES LTD** is not a proceed of crime
- b. **PWAN PRO REALTORS AND ESTATES LTD** and I are subject to and obliged to comply with all relevant laws, regulations, lawful orders or directives relating to the combat against money laundering (AML) and terrorism financing
- c. I ensure and agree to compliance with anti-money laundering laws and regulations regarding the source of funds for the transactions with **PWAN PRO REALTORS AND ESTATES LTD**.
- d. I shall indemnify **PWAN PRO REALTORS AND ESTATES LTD** of any loss or injury suffered either by it or its employee arising from actions of law enforcement agencies including the judiciary.

Signed by the Client or Client's Representative:

NAME: -----

ADDRESS: -----

SIGNATURE: -----

DATE: -----