



# FAMOUS GARDENS ZION RESIDENCE

WHERE LUXURY MEETS SERENITY



DISCOVER LUXURY LIVING AT ITS FINEST IN IBEJU-LEKKI!

Imagine waking up in a serene, gated community that offers the perfect blend of style, comfort, and smart investment. Welcome to FAMOUS GARDENS ZION RESIDENCE, a masterpiece of modern architecture, nestled in the fast-rising Iberokodo community of Ibeju-Lekki, Lagos.



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



## ESTATE FEATURES:



WELL-PAVED INTERNAL ROAD NETWORK FOR SMOOTH DRIVING



CCTV SURVEILLANCE & 24/7 POWER SUPPLY FOR MAXIMUM SECURITY



SOLAR BACKUP SYSTEM FOR UNINTERRUPTED ELECTRICITY



FULLY GATED COMMUNITY WITH TOP-TIER SECURITY



ON-SITE SHOPPING MALL FOR CONVENIENCE



EXCLUSIVE CLUBHOUSE FOR RELAXATION AND SOCIAL GATHERINGS



PRIVATE LAKE FOR SERENE VIEWS AND RECREATIONAL ACTIVITIES

## AVAILABLE UNITS:

2-BEDROOM APARTMENT

**N65M\***

\*\* PERFECT FOR SMALL FAMILIES OR PROFESSIONALS

3-BEDROOM APARTMENT

**N85M\***

\*\* IDEAL FOR GROWING FAMILIES OR THOSE SEEKING MORE SPACE

3-BEDROOM TERRACES

**N100M\***

LUXURY LIVING AT ITS FINEST

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](http://pwanproofficial) [pwanpro](http://pwanpro) [www.pwanpro.com](http://www.pwanpro.com) [pwanpronigeria@gmail.com](mailto:pwanpronigeria@gmail.com)



...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: \_\_\_\_\_

**PROPERTY TYPE**

S/N	DESCRIPTION OF HOUSE	SELECT	REMARKS
1.	TWO BEDROOM FLAT		
2.	THREE BEDROOM FLAT		
3.	THREE BEDROOM TERRACE		

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**SIGNATURE**

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**DATE**

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

**(APARTMENTS)**

## **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 Property, 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**

**[GOVERNOR'S CONSENT]:** 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.

## 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):

1.	<b>2 BEDROOM APARTMENTS</b>	<b>2-3 MONTHS N65M (OUTRIGHT)</b>
2.	<b>3 BEDROOM APARTMENTS</b>	<b>N85M (OUTRIGHT)</b>
3.	<b>3 BEDROOM TERRACES</b>	<b>N100M (OUTRIGHT)</b>

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. **Deed of Assignment:** To be communicated in course of transaction
- II. **Survey Plan Fees:** To be communicated in course of transaction

## 9. APARTMENT ALLOTMENT:

The apartments will be allotted upon final 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

**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:** -----