

# 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\***

**GENDER\*** MALE  FEMALE

**MARITAL STATUS\***

**NATIONALITY\***

**NAME OF SPOUSE\***

(If Applicable)

**OCCUPATION**

**EMPLOYER'S NAME**

**COUNTRY OF RESIDENCE**

**LANGUAGE SPOKEN**

**EMAIL ADDRESS\***

**TELEPHONE NUMBER\***

**MOBILE NUMBER\***

### SECTION 2: NEXT OF KIN

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

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

\_\_\_\_\_

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

### SECTION 3: SUBSCRIBER'S DECLARATION

I / W  
purchase of land with PWAN HOMES is correct, PW

**\*TYPE OF PLOT:**  Residential  Commercial plot (attracts 10%) Number of plots  **PLOT SIZE:**  300SQM  450SQM  464SQM  600SQM

**DURATION**  Outright  3 Months  6 Months  12 Months

**PLANS/SCHEME:** \_\_\_\_\_

IMEDU  AKODO  FLV ELUJU  FLV ABEOKUTA  FC LAGOS

**NAME OF SUBSCRIBER\*** \_\_\_\_\_

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

### FOR REFERRAL DETAILS

**NAME\***

**DATE\***

**PHONE NO**

**EMAIL**

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF

**PWAN FLOURISH ESTATES NETWORK LTD**

ZENITH BANK  
**1212035640**

# FLOURISH ESTATES SOUTH-WEST

1/9/2022

## FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

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

- A. AKODO Akodo, Ibeju-Lekki, LGA, Lagos State.  
 B. FC LAGOS Oshoroko Town, LFZ Ibejulekki, LGA  
 C. IMEDU Imedu, Ibeju-Lekki, Lagos State  
 D. ODE-OMI PHASE3 Ode Omi Area, Ibeju-Lekki, Lagos State.  
 E. Flourish Luxury Villa ELUJU Eluju (IbejuLekki), Lagos State.  
 F. ABEOKUTA Oke-Ogun Sabo, Lafenwa, Abeokuta North LGA, Ogun State.

### 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	6MONTHS	12MONTHS	DEED OF ASSIGNMENT	SURVEY FEE	CORNER PLOT DEMARCATION
AKODO	Excision (Gazette)	600sqm	N4,500,000	N5,500,000	Unavailable	200,000	380,000	70,000
FC LAGOS	C of O	600sqm	N15,000,000	N18,000,000	Unavailable	200,000	380,000	70,000
FC IMEDU	Deed of Assignment and Survey	600sqm	N1,500,000	N2,000,000	Unavailable	100,000	50,000	30,000
FLOURISH LUXURY VILLA ELUJU	Government Excision	600sqm	₦10,000,000	N12,000,000	Unavailable	100,000	380,000	50,000
ABEOKUTA	Survey and Deed of Assignment	600sqm	₦1,000,000	₦1,500,000	Unavailable	100,000	50,000	30,000

- a) Commercial plots attract additional 10% of land cost.  
 b) Corner piece plots Attract additional 10% of land cost.  
 c) Change/Correction information attract N10,000.  
 d) Transfer of Ownership attract 10% of land cost.  
 e) 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 N10,000 or N20,000 per month of default depending on the Estate.

### 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 letter of acknowledgement of subscription and receipts of payment.

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

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

*NB: Applicants shall be availed with the documents in paragraph (c) above after payment of documentation fee. 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 outrightly 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.

**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 payment period 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 120 days waiting period with a possible 90 days extension and a further 60 days after the initial period.

*NOTE: That after processing refund, disbursement shall be according to the payment plan used for the subscription by client/customer less 40% Administrative fee and other disbursements (demurrage/default charges where applicable).*

*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. 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. 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.*

**Q15. CAN YOU REQUEST FOR REFUND AFTER COMPLETING PAYMENT?**

**NO.** Refund can only be done before completion of payment or within 6 months immediately after the Subscribed payment period.

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 (initial period) in writing to process your refund and a further Sixty (90) days which may be extended to another 60days if the process is not completed within initial period.*

**NOTE ALSO:** *That after processing refund, disbursement shall be according to the payment plan used for the subscription less 40% (Administrative fee and other disbursements).*

**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 for immediate and amicable settlement with the instrumentality of ADR before exploring other options.

**NOTE:** *Dispute Resolution shall be subject to the Arbitration and Conciliation Act, 2004.*

**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.....**

*\*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.*