



Re-Introducing

Legend Park

Igbogun

Ibeju Lekki

Registered Survey & Deed of Assignment

New price

2.5

Million
Naira

@ 3 months outright

600 Sqm per Plot

ESTATE FACILITIES

- Solar Street Light
- Security Fencing
- Dry Land
- Water
- Road Network
- Facing the Road



Lekki Free Trade Zone, Lekki Sea port, Dangote Refinery

All payments should be made in favour of
PWAN LEGEND REALTORS AND INVESTMENTS LTD

0427203704

@PWANLegendOfficial

Contact us at

PWAN Legend office Lagos
Road 24 house 11 Ikota villa estate
beside mega chicken Ikota Ajah Lagos

24/7 Enquires



www.pwanlegend.com



LEGEND PARK ESTATE

SUBSCRIPTION FORM

NOTE: INSTANT PLOT RESERVATION

TYPES OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 10%) 450 SQM
PAYMENT PLAN: OUTRIGHT: DURATION: INSTALMENT: DURATION: PLOT SIZE: 600 SQM
NUMBERS OF PLOTS: CORNER PIECE (S) (ATTRACTS 10%)

AFFIX
A PASSPORT
PHOTOGRAPH

SECTION 1: SUBSCRIBERS DETAILS

NAME:
Mr Mrs Surname Other Names

NAME OF SPOUSE:
 Surname Other Names

ADDRESS:

DATE OF BIRTH: GENDER* MALE FEMALE

MARITAL STATUS* NATIONALITY*

OCCUPATION EMPLOYERS 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 _____ hereby declare that all the information provided on this subscription form for the purpose of obtaining Properties is true and correct to the best of my knowledge,

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____

NAME* _____

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

LEGEND PARK

FREQUENTLY ASKED QUESTIONS/TERMS & CONDITIONS

Q1: WHERE IS LEGEND PARK?

A1: LEGEND PARK is situated at Igbogun Ibeju-Lekki, L.G.A, right after La-Campagne Tropicana Hotel & Resorts and it's about 1 Hour 30 Minutes from Ajah bus stop.

Q2: WHO ARE THE OWNERS OF LEGEND PARK ESTATE?

A2: PWAN LEGEND REALTORS & INVESTMENT LTD, a Leading Real Estate Company in Lagos State.

Q3: WHAT TYPE OF TITLE DOES HAVE ON THE LAND?

A3: Proposed Excision (C of O In-View), Deed of Assignment & Registered Survey

Q4: ARE THERE ANY ENCUMBRANCES ON THE LAND?

A4: The land is free from every known government acquisition or interest and adverse claims.

Q5: WHAT IS THE PAYMENT STRUCTURE? (Outright and Instalment Payment)

A: OUTRIGHT PAYMENT: NGN2,500,000.00 for 600SQM [OUTRIGHT

B: INSTALMENT PAYMENT PLAN: NGN3,000,000 for 6 Months.

(Make an initial down payment of NGN500,000.00 for the 6 Months Payment Plan.

- (c) Commercial Plots attract additional 10% of land cost.
- (d) Corner Piece Plots attract additional 10% of land cost.
- (e) Change/Correction of Name(s) attract N10, 000.00 charges (Subject to review).
- (f) Transfer of Ownership attracts 10% of land cost.
- (g) N.B: Non-payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract which could result in termination or revocation of the contract/OR attract a default charge of 10% of the monthly instalment payment.

Q6: WHAT IS/ARE THE SIZE(S) OF THE PLOT(S)?

A6: the sizes of plots at LEGEND PARK are 600SQM.

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

A7. Yes the road to the estate is motorable .

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

A8: a. Deed of Assignment Fee Per Plot: N150, 000 Per Plot (subject to review).

b. Provisional Survey Fee: N150, 000.00 per plot (subject to review). Please note that Survey Plan with Company's Name will attract double charges.

c. Development Fee per Plot: NGN700, 000.00 which covers for infrastructures like paved roads with gutters, perimeter fencing, recreational center/club house, security, gate house, street lights and green areas.

d. Plot demarcation: N30, 000.00 only per plot .

Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A9: (i) Survey Plan payment can be made before or after the Physical Allocation. (ii) The Deed of Assignment is after production of Survey Plan, payment can be made with survey plan and Development Levy payment period will be communicated later. (iii) Corner Plot Demarcation payment can be made before Physical Allocation.

Q10: WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A10: A Starters Pack comprising of: A LETTER OF ACKNOWLEDGEMENT OF SUBSCRIPTION& RECEIPT OF PAYMENT.

Q11: WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

A11: Full Payment Receipt, Contract of Sales & Payment Notification Letter (a) Deed of Assignment

& Survey Plan after Physical Allocation is done.

Q12: WHEN CAN I START BUILDING ON THE LANDED PROPERTY?

A12: You can start building on the landed property after physical allocation, which will be done 6 months after full payment has been made and confirmed, while fencing and Infrastructures will commence during the 1st year.

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

A13: No.

Q14: IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A14: 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?

A15: Yes. A Subscriber who has completed payments on their land can re-sell their plot(s). PWAN LEGEND REALTORS & INVESTMENT LTD would require the seller to furnish the company with details of the New Buyer. 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?

A16: We strongly advise that cash payments should ONLY be made to PWAN LEGEND REALTORS INVESTMENT LTD at its designated Bank. Otherwise, cheque(s) should be issued in favour of PWAN LEGEND REALTORS INVESTMENT LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q18: WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?

A18: Yes, you can apply for refund. 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% (10% Administrative Fee and 30% Agency Fee).

PAYMENTS: Our Corporate Account details are as follows:

ACCOUNT NAME: PWAN LEGEND REALTORS & INVESTMENT LTD.

BANK: GT BANK ACCOUNT NUMBER: 0427203704
--

I hereby confirm 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:**

PWAN LEGEND REALTORS & INVESTMENTS LTD

HOUSE 11, ROAD 24, IKOTA VILLA ESTATE, BESIDE MEGA CHICKEN, LEKKI, LAGOS. TEL: 08188888861 | EMAIL: Pwanlegend@gmail.com