

ABIJO, G.R.A



DIAMOND HAVEN ESTATE

SUBSCRIPTION FORM

PROVIDING HOME OWNERSHIP AND INVESTMENT OPPORTUNITIES TO ORGANIZATIONS AND INDIVIDUALS

DIAMOND HAVEN ESTATE, ABIJO

Commercial and Residential Plots| S U B S C R I P T I O N F O R M

TYPE OF PLOTS: RESIDENTIAL ☐

COMMERCIAL(ATTRACTS 10%) ☐

600SQM ☐

PAYMENT PLAN: OUTRIGHT ☐

INSTALLMENT ☐

300SQM ☐

NUMBER OF PLOTS

CORNER PIECE PLOT(S)(ATTRACTS 10%) ☐

SECTION 1: PERSONAL DETAILS ** Please fill appropriately & tick where necessary

Title Name(s)

NAME*

Title
(MR, MRS, DR)

Other Names

NAME OF SPOUSE*

Title
(MR, MRS, DR)

ADDRESS*

DATE OF BIRTH*

GENDER* ☐ MALE ☐ FEMALE

MARITAL STATUS*

NATIONALITY *

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: SUBSCRIBERS DECLARATION

I..... hereby declare that all the information provided on this subscription form is for the purpose of obtaining properties is true and correct to the best of my knowledge.

DATE* SIGNATURE OF THE SUBSCRIBER*.....

REFERRAL DETAILS

NAME

PBO. ID

PHONE NO

EMAIL

FREQUENTLY ASKED QUESTIONS/TERM & CONDITIONS

Q1. WHERE IS DIAMOND HAVEN ESTATE ?

A. Diamond Haven Estate Is Situated At Abijo G.R.A Along Ibeju-Lekki Expressway Lagos.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF DIAMOND HAVEN ESTATE ?

A.PWAN HAVEN INVESTMENT AND REALTORS LTD a Leading Real Estate Company.

Q3. ARE THERE ANY ENCUMBRANCES ON THE LAND ?

A. As At The Time Of Sale, This Property Is Free From Every Known Government Acquisition Or Interest And Adverse Claims.

Q4. WHAT IS THE SIZE OF THE PLOT?

A. 600SQM & 300SQM.

Q5. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes. The Road To The Estate is Motorable

Q6. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

A. DEED OF ASSIGNMENT: N200,000 B. SURVEY PLAN FEE: N750,000 C. PLOT DEMARCATION: N70,000 D. DEVELOPMENT FEE: N7,500,000.

N.B The Cost On Documentation Is Per Plot

N.B Development Fee Would Be Reviewed Upward, When There Is A Surge In Cost Of Construction Materials

N.B A Default In Payment Of The Purchase Price Within The Specified Payment Period Shall Result In The Following:

A. 10% Default Fee Charged On The Current Price Of The Subscribed Plots(s)

NB. The Price Of Plot(s) And Or Documentation Fee May Be Reviewed By The Company Due To Change In Government Policy

B. Note That Payment For Deed Of Assignment, Survey Plan And Plot Demarcation Applies Irrespective Of The Plot Size.

Q7. WHEN DO I MAKE OTHER PAYMENTS?

(A) Other Payments Can Be Made Before The Physical Allocation Exercise.

Q8. WHAT DO I GET AFTER INITIAL DEPOSIT?

(A) Letter Of Acknowledgment Of Subscription and receipt of payment.

Q9. WHAT DO I GET AFTER COMPLETING FULL PAYMENT FOR THE LAND?

(A) Full Payment Receipt (B) Contract Of Sale (c)Payment Notification Letter.

Q10. WHEN DO I GET MY ALLOCATION?

A. We Give paper allocation based on layout.

B. Physical Allocation Exercise would be done upon completion of full payment for the land, after which a mail would be sent inviting for physical allocation(usually conducted During the dry season)

Q11. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A. Yes, The Estate layout is in sections and you are limited to build houses on each section based, on the 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 set back of the building control of the Estate And Such Designs Would Be Approved By The Company And With The Lagos State Government.

FREQUENTLY ASKED QUESTIONS/TERM & CONDITIONS

Q12. CAN I MAKE PAYMENTS TO YOUR AGENTS ?

A. NO. We Strongly advise that cash payment or cheque(s) be made to or in favor of PWAN HAVEN INVESTMENT & REALTORS LTD at its designated banks.

We Shall Not Accept any responsibilities for any liability that may arise as a result of a deviation from the above Instruction.

Q13. CAN I RE-SELL MY PLOT/PROPERTY ?

A subscriber who has completed payment of the purchase price and documentation fee for his/her plot(s) can resell the same to a third party.

However, 10% of the purchase price will be charged as agency fee for every plot resold by the company on behalf of the client, while N20,000 will be charged as administrative fee for every plot resold by the client.

Q14. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND?

A. Yes less an administrative fee of 10% of the purchase price and agency fee of 30% of the purchase price. In 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.

PAYMENT PLAN STRUCTURE

PROPERTY TYPE	600SQM	300SQM
OUTRIGHT	N75,000,000	N37,500,000
6 MONTHS	N76,000,000	N38,250,000
12 MONTHS	N78,000,000	N39,000,000

I WANT TO BE ALLOCATED MY PLOT AT THE FRONT PART OF THE ESTATE, AS I CONFIRM THAT I WILL BE DEVELOPING MY PROPERTY, WITHIN SIX MONTHS OF PURCHASE. I ACCEPT THAT I CAN BE RE-ALLOCATED TO ANY OTHER PLOT(S) IF I FAIL TO DO SO ☐

THEREFORE, THE INFORMATION PROVIDED, FAQ AND TERMS HERewith IS ACCEPTABLE. I ALSO AFFIRM THAT ALL MATERIAL FACTS ABOUT THE PROPERTY HAVE BEEN DISCLOSED TO ME AND I AGREE TO PURCHASE THE SAME AS IT IS.

NAME: Signature Date

ALL PAYMENTS SHOULD BE
MADE IN FAVOUR OF

**PWAN HAVEN
INVESTMENTS &
REALTORS LTD.**



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