



ESTATE FEATURES

Billio**N**aires Beach Front

 IBEJU LEKKI, LAGOS STATE



SURVEY AND DEED OF ASSIGNMENT

SELLING PRICE:

N2.5M

OUTRIGHTLY

(Free Documentation)

A Development of Peak Island Group

BILLONAIRES BEACH FRONT



NOTE: INSTANT PLOT RESERVATION AND ALLOCATION FOR SUBSCRIBERS

TYPE OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 10%) CORNER PIECE PLOT(S) (ATTRACTS 10%)
PAYMENT: OUTRIGHT INSTALLMENT
NUMBER OF PLOTS: **PLOT SIZE:** 300SQM 450SQM 600SQM

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling this form will attract correction fees.

**AFFIX
A PASSPORT
PHOTOGRAPH**

SECTION 1: SUBSCRIBERS DETAILS

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others _____
 NAME:

 DATE OF BIRTH: GENDER* MALE FEMALE
 ADDRESS
 (RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)
 ROAD/STREET
 TOWN/CITY/DISTRICT/STATE*
 OCCUPATION*
 ORGANIZATION NAME*
 EMAIL ADDRESS*
 MARITAL STATUS* NATIONALITY*
 TELEPHONE NUMBER* POSTAL CODE*
 MOBILE NUMBER*

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

IDENTITY PROOF NAME
 PHONE NUMBER

ADDRESS PROOF*

ADDRESS
 EMAIL ADDRESS

SECTION 3: SUBSCRIBER'S DECLARATION

I, _____ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____

NAME* _____

Note: Subscriber has to sign before an authorized PEAK ISLAND personnel

FOR REFERRAL DETAILS

NAME*
 DATE
 PHONE NO
 EMAIL

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

Q1. WHERE IS BILLIONAIRE BEACH FRONT

BILLIONAIRE BEACH FRONT is situated at IBEJU LEKKI LOCAL GOVERNMENT AREA, LAGOS STATE

Q2. WHY SHOULD I BUY BILLIONAIRE BEACH FRONT?

BILLIONAIRE BEACH FRONT enjoys proximity to major government presences & commercial investment landmarks like the **Dangote Industries, Lekki Deep Seaport, La'Campagne Tropicana** etc
Guaranteeing High Return on Investment

Q3. WHAT TYPE OF TITLE DOES BILLIONAIRE BEACH FRONT?

REGISTERED SURVEY. The company has the long-term responsibility to ensure/facilitate further perfection (where necessary) of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q5. WHAT PLOT SIZE(S) IS AVAILABLE?

300sqm, 450sqm & 600sqm.

Q6. WHAT IS THE PAYMENT STRUCTURES FOR THE PLOT SIZES? (Subject to review and available for few plots)

- (a) Outright payment (0-3 months) - **N2,500,000** (600SQM)
- (b) 6 months Installment **N2,650,000**(600SQM)
- (c) 12 months Installment **N2,800,000** (600SQM)
- (d) 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.
- (e) (i) Corner-piece plot attracts additional 10% of land cost
(ii) Commercial plot attracts additional 10% of land cost
(iii) Corner-piece & Commercial plot attracts additional 20% of land cost.
(f) Non-payment of the monthly installments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result in termination or revocation of the contract/OR attract default charge of 5% of the month payment or 5% of the total balance upon demand, OR 5% of the outstanding payment for every month of default after payment expiration.
The company reserves the right to review number of plots purchased in the event of payment default.
The company also reserve the right to reallocate plots to another estate or scheme in the event of default or delay in developing plots acquired.

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable.

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....

Q8. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND? (Subject to review within 12 months)

(d) Development Fee: **To be communicated later** (Development fee covers the following: (1) Drainage construction (2) Transformers and Electrification (3) Tarred or interlocked roads (4) Building of special amenities (5) Landscaping and beautification of the estate. etc. NB: **Development fees unpaid within 12 months of demand will attract 2.5% monthly appreciation value due to rising costs of building materials.**

Q9. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Layout Allocation Document would be issued within three (3) months after payment and physical allocation is expected to be done during the annual dry season in order of subscription. **provided that at least 25% of development fee has been paid.**

Q10. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Survey Plan, Deed of Assignment and Plot Demarcation should be paid before Physical Allocation.
- (ii) Development fees should be paid on installment (over a 12months period after physical allocation) or outright basis before or after physical allocation.

Q11. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgement of subscription, receipt of payment and/or provisional allocation letter for initial deposit; and installment payment receipt(s) for further installments. Estate updates are regularly sent via email & our social media channels.

Q12. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- (a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document
- (b) Deed of Assignment & Survey Plan within three (3) months of payment for Q10 (a) & (b), provided that allocation has been done.

Q13. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

- A. You can start building on the land after Physical Allocation provided that development fees have been paid. Fencing & Gatehouse to be constructed within the first year of introducing the estate and other infrastructure will commence from the 2nd year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscribers and payment of development fees by subscribers.
- B. Please select your proposed timeline for commencing building/development on your plot
6 MONTHS 1 Year 2 Years 3 Years

Q14. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

Yes. There must be evidence of active possession on your land within six months of physical allocation i.e. fencing of plot(s).

Q15. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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 buildings designed must conform to the required set back and building control of the estate and such design would be approved by the company and with Lagos State Government afterwards.

Q16. CAN I RE-SELL MY PLOT/PROPERTY?

- A. Yes a subscriber who has paid up on their land can re-sell their plot(s). In that event, PEAK ISLAND would require you (the seller) to furnish the company with details of the new buyer
- B. PEAK ISLAND does not sell on behalf of the subscribers.
10% of the land consideration will be payable by the parties to the company for transfer of title documentation.

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....

Q17. CAN I PAY CASH TO YOUR AGENT?

We strongly advise that cash payments should only be made to PWAN ATLANTICS NETWORK LTD at its designated Banks. Otherwise, cheque(s)/bankdrafts should be issued in favour of PWAN ATLANTICS NETWORK 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 THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN I GET A REFUND?

Yes, you can apply for refund only if you have not been allocated your plot(s). In the event of a Refund, you are required to give the Company 90 days' written/email notice to process your refund request and a further 60 days if the process isn't completed after the first 90 days. The refund shall be processed and paid less 40% (Administrative, Logistics & Agency Fees). For refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

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

NAME SIGNATURE DATE

NAME SIGNATURE DATE

All Payment should be made in favour of
SUMMER ISLAND PEAK

 **1228671465**

For swift response to your enquires or request please contact us at: **PEAK ISLAND**
We look forward to hearing from you soonest

Your sincerely,
PEAK ISLAND

OWNERS OF LAGOON VIEW CITY
BY **PEAK ISLAND GROUP**



Lagos Office: 14, Ikosi Road, Oregun Ikeja Lagos.

Ado Ekiti Office: Suite 1, Surveyor Abiodun Odunleye Shopping Complex, Opposite Federal Polytechnic Satellite Campus, Ado Ekiti

Akure Office: Suite 18 Freeman Plaza Stadium Road, Akure, Ondo State

Abuja Office: Suite B7, NABIBA PLAZA, Chima Street, Aunty Alice/ Ruger Market Road, off international Market Road Maraba, Abuja Nasarawa State.

Oyo State: Enikan O Laye Shopping Plaza, Tayer Bus Stop, Airport Road, Ibadan

Hotline: 08140337792, 08075267133