



UKE & DUCHESS CITY

by Oga Landlord



EPE, BY TOLL GATE



C OF O (IN VIEW) & REGISTERED SURVEY

N1.5M

300
SQUARE METERS

N2.5M

500
SQUARE METERS



ESTATE FEATURES

- Security & Gated Environment
- Good Road Network
- Gardens & Landscape
- Quick Allocation
- Street Light
- Perimeter Fencing



NEIGHBORHOODS

- New Epe Toll Gate
- Michael Otedola College of Education
- New Epe Ijebu-Ode Expressway
- CKC School
- Yabatech (Epe Campus)
- Nigerian Breweries
- Lekki Int'l Airport

SUBSCRIPTION FORM



TYPE OF PLOTS: RESIDENTIAL COMMERCIAL PLOT (ATTRACTS 10%) CORNER PIECE PLOT(S) (ATTRACTS 10%)
PAYMENT: OUTRIGHT INSTALLMENT **NUMBER OF PLOTS:** 500 SQM 300 SQM
PAYMENT PLAN: 0-3 MONTHS 0-6 MONTHS 0-12 MONTHS

AFFIX A RECENT PASSPORT PHOTOGRAPH HERE

Please complete all field in BLOCK LETTERS. Tick boxes where appropriate

SECTION 1: CUSTOMER INFORMATION

TITLE* Mr/Mrs/Miss/Dr/Prof/Chief/Others.....**DATE***

D	D	M	M	Y	Y	Y	Y
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NAME*

Surname										Middle Name										First Name									

NAME OF SPOUSE* (If Applicable)

Surname										Middle Name										First Name									

ADDRESS*

STATE*

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CITY/TOWN*

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L.G.A* (Residential)

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DATE OF BIRTH*

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GENDER* **MALE** **FEMALE**

MARITAL STATUS*

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NATIONALITY*

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OCCUPATION

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EMPLOYER'S NAME

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COUNTRY OF RESIDENCE

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LANGUAGE SPOKEN

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EMAIL ADDRESS*

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TELEPHONE NUMBER*

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MOBILE NUMBER*

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SECTION 2: NEXT OF KIN

NAME

Surname										Middle Name										First Name									

ADDRESS

L.G.A* (Residential)

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RELATIONSHIP

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PHONE NUMBER

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SECTION 3: SUBSCRIBER'S DECLARATION

I.....hereby affirm that all information provided as a requirement for the land in DUKE & DUCHESS CITY , Epe by the Toll Gate is correct. PWAN LEKKI BUSINESS CONCERNS LTD shall not be responsible for any inaccurate information provided by the subscriber

SIGNATURE OF SUBSCRIBER* _____
NAME* _____ **DATE*** _____

FOR REFERRAL DETAILS

REFERRED BY*

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REFERRED ID NO: PWH/CONS

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DATE

D	D	M	M	Y	Y	Y	Y
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REFERRED PHONE NO

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EMAIL

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FREQUENTLY ASKED QUESTIONS / TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS DUKE AND DUCHESS CITY LOCATED?

DUKE AND DUCHESS CITY is situated in Epe, by Toll Gate

Q2. WHO ARE THE OWNERS/DEVELOPER OF DUKE AND DUTCHESS CITY ?

PWAN LEKKI BUSINESS CONCERNS LTD, a Leading Real Estate Company in Lagos State

Q3. WHAT TYPE OF TITLE DOES DUKE AND DUTCHESS CITY HAVE ON THE LAND ?

Registered Survey and C of O (in view)

Q4. ARE THERE ANY ENCUMBRANCE ON THE LAND ?

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

Q5. WHAT IS THE SIZE OF THE PLOT ?

300sqm and 500sqm

Q6. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable

Q7. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND ?

(i) Deed of Assignment: N200,000 only per plot (subject to review)

(ii) Registered Survey: N200,000 only per plot (subject to review)

(iii) Plot Demarcation: N50,000 only per plot (subject to review)

(iv) Developmental Levi: N1,600per sqm (subject to review)

(v) C of O processing - will be communicated later

Q8. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES ?

(i) Outright payment (0-3months outright) - N2,500,000 (500sqm) and N1,500,000 (300sqm)

6 Months Installment - N1,600,000 (300sqm) and N2,700,000 (500sqm)

12 Months Installment - N1,800,000 (300sqm) and N2,900,000 (500sqm)

NB: The company reserves the right to repudiate or defer processing transactions that violates the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date of subscription form is earlier than date of payment

(ii) Commercial plots attracts additional 10% of land cost

(iii) Corner plots attracts additional 10% of land cost

(iv) Change/Correction of Name(s) attract N10,000 charges (subject to review)

(v) Transfer of ownership attracts 10% of land cost

(vi) Survey plan with company's name attracts double charges

NB: Non payment of monthly installment as at when due & compliance with the payment structure shall be treated as a fundamental breach of contract which

could result in termination or revocation of contract/OR attract a default fee of 10% of the monthly installment payment

Q9. WHAT DO I GET AFTER THE INITIAL DEPOSIT ?

Starters pack comprising a letter of acknowledgement of subscription, receipts of payment

Q10. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND ?

(i) Completion Payment Receipt, Contract of Sale & Payment Notification Letter

(ii) Deed of Assignment & Survey Plan before Physical Allocation

Q11. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation but before then, Fencing & Gatehouse should 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 and satisfactory evidence of possession of plots by subscribers.

B. Please select your proposed time line for commencing building/development on your plot:

6 MONTHS 1 YEAR 2 YEARS 3 YEARS 6 YEARS

Q12. 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 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

