

**OFFER LETTER**

\_\_\_\_\_, 2018

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Dear Sir/Madam,

**OFFER OF PLOT(S) OF LAND WITHIN GRANDEUR PENINSULA ESTATE, ABJOGRA, OFF LEKKI EPE EXPRESSWAY**

Thank you for your interest in Grandeur Peninsula Estate, Abijo GRA.

We are very pleased to offer you plot(s) of land within the above captioned estate for investment and/or residential/commercial use, under the following terms and conditions of sale "Subject to Contract".

- **NAME OF ESTATE:** Grandeur Peninsula Estate
- **PLOTSIZE:** 450 SQM (Other Plot sizes available on request)
- **LOCATION:** Abijo GRA, Off Lekki Epe Expressway
- **PRICINGSTRUCTURE/PLOT:** N6,000,000
- **PAYMENT PLAN(S):**
  - 6 months Plan (N6,750,000)  
N750,000 upfront  
N1,000,000 monthly for 6 months
  - 12 months Plan (N7,500,000)  
N625,000 monthly for 12 months
- **DOCUMENTATIONFEE:** N700,000 (Survey Plan – N500,000, Deed of Assignment – N200,000)
- **DEVELOPMENT LEVY:** To be determined
- **DEMARICATION FEE:** N50,000 Per Plot
- **CORNER PIECE PLOT:** Attracts 10% Premium
- **COMMERCIAL PLOT** Attracts 10% Premium
- **TITLE** Registered Court Judgement
- **AMENITIES TO BE PROVIDED:** Gate House, Electrification, Fencing, Drainage Channels, Roads

- (A) This offer is valid for 7 days only and subject to availability. We reserve the right to offer new terms to you if payment is not made within the stipulated terms and time frame.
- (B) Assignment of purchased property to third parties requires the consent and approval of PWAN STARS (“the Company”) for proper execution and transfer of title documents. A Charge of 10% of the land consideration (Covering Transfer Documentation Fee) shall be paid to the Company by the buyer.
- (C) Transfer of Unencumbered Title: Subject to the Purchaser successfully completing all their payment obligations as described in this offer, the Company hereby undertakes to execute a Contract of Sale and Deed of Assignment transferring title to the Purchaser.
- (D) Default Penalty: Failure to abide by the agreed payment period shall attract default penalty of N10,000 (Ten Thousand Naira) per plot for every month of default.
- (E) Withdrawal: Where a subscriber elects to terminate the purchase contract for any reason whatsoever, the Company shall be required to refund the deposits made within a period of three months, and a further two months if the process is not completed within the first three months, less 30% of the sum contributed to cover administrative and other fees.
- (F) Please note that you are encouraged to develop your plot by clearing and fencing as this would improve the value of your property and enhance your return on investment if you decide to sell.
- (G) Physical allocation will be done and final transaction documents issued upon confirmation of payment by the Purchaser of all required fees and levies with respect to plot(s) subscribed to.

Upon acceptance of this offer which will require the filling of our Application Form and signing an acceptance below, this offer letter, which should be returned to us, kindly let us have your payment in the form of direct transfer, bank draft(s), and/or Standing Order (in case of installment payment) drawn in the favour of **PWAN STARS ESTATES AND CONCERNS LIMITED**.

We remain committed to supporting you along the way and we are more than happy to provide you with complimentary advisory services, should you require same.

We look forward to a mutually beneficial relationship with you.

Thank you.

Yours Faithfully,  
For **PWAN Stars Estates and Concerns Ltd**



\_\_\_\_\_  
AUTHORISED SIGNATORY



\_\_\_\_\_  
AUTHORISED SIGNATORY

**ACCEPTANCE:**

I/We,..... accept this offer on the terms and conditions stated above and willingly subscribe to your project.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

