

INTRODUCING

# EMINENT LUXURY *Villas*

REGISTERED SURVEY & DEED OF ASSIGNMENT

IBUSA, ASABA DELTA STATE

ACTUAL PRICE











~~N6M~~

PROMO PRICE

N5M

464SQM

## ESTATES FEATURES

 24/7 SECURITY SURVEILLANCE	 PERIMETER FENCING	 GOOD ROAD	 PORTABLE WATER	 HOSPITAL
 STREET LIGHT	 GARDENS & LANDSCAPING	 BIOTECH SECURITY	 ALTERNATE POWER PLANS	 TURBINE LIGHTINGS

## LANDMARKS:

- ◆ OPPOSITE ADMIRALTY UNIVERSITY
- ◆ 10 MINS FROM IBUSA JUNCTION
- ◆ 7 MINS FROM NIGERIA IMMIGRATION OFFICE
- ◆ 5 MINS FROM MOPOL 31 SQUADRAN BASE
- ◆ BESIDE NIGERIA ARMY BARRACKS

All payment are to be made in favour of **PWAN EMINENT CONCEPT LIMITED** » **1310996951**

Pwan Group Office: Pwan Group Office Summit Road Asaba.  
✉ pwaneminent@gmail.com 🌐 www.pwaneminent.com @PWANEminent

BOOK FOR INSPECTION NOW



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# EMINENT LUXURY VILLAS BY PWAN EMINENT, IBUSA DELTA STATE

## FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

### Q1. WHERE IS EMINENT LUXURY VILLAS LOCATED?

Ans. Umuokaliame/Ezegwu Qrts, Opposite Admiralty University, Ibusa, Oshimili North LGA, Delta State

### Q2. WHO ARE THE OWNERS/DEVELOPER OF EMINENT Luxury villas?

- PWAN EMINENT CONCEPT LIMITED, an affiliate of PWAN GROUP a Leading Real Estate Company with branch offices and estates currently selling across the four geo-political zones in the country.

### Q3. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

### Q4. WHAT IS THE PAYMENT STRUCTURE AND TITLE?

ESTATE	TITLE	PLOT	OUTRIGHT	6 MONTHS	DEED OF ASSIGNMENT	SURVEY FEE	PLOT DEMARCATION
EMINENT LUXURY VILLAS	DEED OF ASSIGNMENT & SURVEY	464sqm	N5,000,000	N6,000,000	-	-	-

- a) Commercial plots attract additional 10% of land cost.
- b) Corner piece plots Attract additional 10% of land cost.
- c) Change/Correction information attract N10,000.
- d) Transfer of Ownership attract 10% of land cost.
- e) Development Levy shall be communicated on a later date.

NB: Please note that failure to complete Land payment before the expiration of selected payment plan attracts a default fee of N10,000.00.

### Q5. IS THE ROAD TO THE ESTATE ACCESSIBLE?

A. Yes, the road to the estate is accessible.

### Q6. WHAT DO I GET AFTER THE INITIAL DEPOSIT? A letter of acknowledgement of subscription and receipts of payment.

### Q7. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- (a) Completion Payment Receipt (b) Contract of Sales & Payment Notification letter
- (b) Deed of Assignment, Survey Plan & Deed of Gift (where applicable).

**NB: Applicants shall be availed with the documents in paragraph (c) above after payment of documentation fee. Subscribers are also required to comply with the Estate Rules and Regulations as provided by the Company.**

### Q8. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

You can start building on the land after Physical Allocation, while fencing and gate-house construction are ongoing.

**Provided applicant has sought and obtained building approval from the company and other relevant government agencies.**

### Q9. WHEN IS ALLOCATION DONE?

- (i) All physical allocation shall be done immediately after payment is complete subject to weather condition.

### Q10. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Payment for Survey Plan, Deed of Assignment and Plot Demarcation should be made before Physical Allocation.
- (ii) Development fees may be paid either outright or in installments.

**Note that Installment payment of development fee will attract surcharges.**

### Q11. CAN I PAY CASH TO YOUR AGENT?

A. WE STRONGLY ADVISE that payments should ONLY be made to Zenith Bank 131099695 PWAN EMINENT CONCEPT LIMITED.

### Q12. IS PWAN EMINENT CONCEPT LTD AML/CFT compliant?

A. Yes

### Q13. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?

Yes, you can request for a refund only if you are unable to complete payment within the subscribed payment period or within the 6 months immediately after the Subscribed payment period provided that:

- A. All requests for refund shall be made in writing and subject to a 120days waiting period with a possible 90days extension and a further 60days after the initial period.
- B. For refunds that are requested after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

**NOTE: That after processing refund, disbursement shall be according to the payment plan used for the subscription by client/customer less 40% Administrative fee and other disbursements (demurrage/default charges where applicable).**

**Q14. WHEN ARE DEFAULT CHARGES PAYABLE?**

*Default fees are payable where the customer fails to complete payment within the subscribed payment period.*

*Note that the Company shall be at liberty to revoke the subscription of a client/customer at any time if the Applicant fails to meet the purchase requirements or adhere to the terms and conditions stated herein.*

*In the event of revocation, the Company shall not be liable to make any refund to the exiting subscriber until the Company has received funds corresponding in value to the amount to be refunded from a third-party Applicant. For the avoidance of doubt, the Company shall not be obliged to procure a third-party to acquire the subscriber's interest in the property. Revocation of allocation or termination of subscription arising because of failure of the Applicant to meet payment obligations shall attract a 40% deduction (30% Agency Fee & 10% Administrative Fee) of the Applicant's total deposit*

**Q15. CAN YOU REQUEST FOR REFUND AFTER COMPLETING PAYMENT?**

**NO.** Refund can only be done before completion of payment or within 6 months immediately after the Subscribed payment period.

PROVIDED ALWAYS that such refund shall not be made after physical allocation of property has been conducted.

**NOTE: In the event of a refund, you are required to give the company a One Hundred and Twenty (120) days' notice (initial period) in writing to process your refund and a further Sixty (90) days which may be extended to another 60days if the process is not completed within initial period.**

**NOTE ALSO: That after processing refund, disbursement shall be according to the payment plan used for the subscription less 40% (Administrative fee and other disbursements).**

**Q16. HOW DO I CHANNEL MY COMPLAINTS OR GRIEVANCES?**

The company is committed to a speedy and amicable settlement of issues brought to its attention by customers/clients. Customers/Clients shall channel their written complaints to pwanesteem@gmail.com for immediate and amicable settlement with the instrumentality of ADR before exploring other options.

**NOTE: Dispute Resolution shall be subject to the Arbitration and Conciliation Act, 2004.**

**Q17. CAN I TRANSFER MY PROPERTY?**

Transfer of interest in property (ies) by clients/customers is only possible upon full payment and shall be done upon receipt of prior express consent of the Company and payment of transfer charges. Where a transfer of interest is to be made to a third party, the Applicant shall bear the cost of procuring new Survey Plans and Title Deeds (amongst others). The applicable transfer charge shall be 10% of the current value of the property.

**NB:**

*Periodically, promos may run on all our Estates. Subscribers shall be eligible for a free promo plot of 300 sqm ; (Ts & Cs apply ). Provided always that the allocation of the free promo plot shall be subject to the discretion of the company.*

**THEREFORE, THE INFORMATION PROVIDED IN THIS FAQ/TERMS AND CONDITIONS ARE CONSENTED TO AND ACCEPTED BY ME AS I ACKNOWLEDGE RECEIVING AND PERUSING A COPY OF THIS FAQ/TERMS AND CONDITION**

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

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