



INTRODUCING

# EMINENT PARADISE

Ngo Okpala

## ESTATE FEATURES



STREET LIGHT



GOOD ROAD NETWORK



GATED & SECURED ENVIRONMENT



INSTANT ALLOCATION



PERIMETER FENCING



BEAUTIFUL LANDSCAPE

## LANDMARKS

- 10 Minutes drive to Zion Ministry Permanent Site Ngo-Okpala Owerri Imo State
- 1 Minuted Drive to Paschal Dozie Farm Land
- 2 Minutes Drive to Emeka Ihedioha Farm Land
- 10 Mins Drive to Ngo-Okpala LGA Head Quarter
- 15 Minutes Drive to Sam Mbakwe Airport Junction

PRE-LAUNCH PRICE:

# N3M

PLOT SIZE  
464 SQM

ACTUAL PRICE @ ~~N5M~~

ALL INCLUSIVE



**Pwan Eminent Head Office:** 5C Adekola Balogun Street, off Remi Olowude Street, Lekki Phase 1 (Marwa) Lagos

**Pwan Group Owerri Office:** Comodi Mall, No 40 Okigwe Road By Imsu Junction

✉ [pwaneminent@gmail.com](mailto:pwaneminent@gmail.com) 🌐 [www.pwaneminent.com](http://www.pwaneminent.com)

📍 PWANEminent



All payments are to be made in favour of

**PWAN EMINENT CONCEPTS LIMITED**

# 1310996951

FOR INSPECTIONS BOOKING CALL



**TYPE OF PLOTS:**  RESIDENTIAL  COMMERCIAL (25%)  CORNER PIECE PLOT(S) (ATTRACTS 10%)

**PAYMENT:**  OUTRIGHT  INSTALLMENT  6 MONTHS  12 MONTHS

**NUMBER OF PLOTS:**  **PLOT SIZE:**  464SQM

*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 PWAN XTRA personnel.

## FOR REFERRAL DETAILS

NAME\*

DATE

PHONE NO

EMAIL

# FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS



## Q1. WHERE IS EMINENT PARADISE?

EMINENT PARADISE is located in Ngo Okpala Imo state sharing boundaries with the Zion Ministry Permanent Site, Paschal Dozie Farm Land, Emeka Ihedioha Farm Land, Ngo-okpala LGA Head Quarter, Sam Mbakwe Airport Junction. Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN EMINENT office or with the designated sales representative. Free inspections hold every weekends. Take offtime is 10am. NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

## Q2. WHY SHOULD I BUY EMINENT PARADISE?

EMINENT PARADISE enjoys proximity to major government presence & commercial investment landmarks like Zion Ministry Permanent Site, Paschal Dozie Farm Land, Emeka Ihedioha Farm Land, Ngo-okpala LGA Head Quarter, Sam Mbakwe Airport Junction, guaranteeing high Return on Investment.

## Q3. WHO ARE THE OWNERS/ DEVELOPERS OF EMINENT PARADISE?

PWAN EMINENT CONCEPTS LIMITED is an affiliate of PWAN GROUP

## Q4. WHAT TYPE OF TITLE DOES EMINENT PARADISE HAVE?

DEED OF ASSIGNMENT AND SURVEY. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

## Q5. WHAT ARE THE COORDINATES OF EMINENT PARADISE?

Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND? The land is free from every known government acquisition or interest and adverse claims.

Q7. WHAT PLOT SIZE(S) IS AVAILABLE? 464sqm

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

- A. Outright payment of N3,000,000 only per 464sqm
- B. 3 to 6 Months Installment Payment can be arranged.

N.B: Non-Payment of the monthly installments as at when due shall be treated as a fundamental breach of the contract which shall result in termination or revocation of the contract/ OR attract default charge of 10% of the month payment.

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.

- C. (i) Corner-piece plot attracts additional 10% of land cost
- (ii) Commercial plot attracts additional 25% of land cost
- (iii) Corner-piece & Commercial plot attracts additional 35% of land cost.

D. Non-payment of the monthly instalments 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 and the clause on refund would apply/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 also reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

Q9. IS THE ROAD TO THE ESTATE MOTORABLE? Yes, the road to the estate is motorable.

## Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

- A. Deed of Assignment: All Inclusive (Subject to review upwards)
- B. Registered Survey Fee: All Inclusive (Survey Plan with Company's name attracts extra charges) (Subject to review upwards)
- C. Plot Demarcation Fee: All Inclusive (Subject to review upwards)
- D. Development Fee: N1,000,000 only per plot (Subject to review upwards) Development fee Covers the following (1) Perimeter fencing (2) Gate house (3) Earth road
- E. Infrastructural fee: Infrastructural levy to be determined in the future and the following to be provided by the company subject to the payment of the infrastructural levy (1) Greenery (2) Security (3) Water (4) Street Lighting (5)Recreational facilities (6) Electrification/transformer

## Q11. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Physical allocation would be done two (2) months after completion of payment in order of subscription and upon confirmation of at least 50% payment of development fees. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

Note: Priority is given to clients who paid one-off instalment payment.

## Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Payment are made immediately after payment of land before physical allocation.
- (ii) Development fees should be paid either on outright upon demand. Instalment payment of development fees will attract surcharges.

## Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

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



