

Introducing



IFFEDICHE VILLAS BY PWAN EMINENT

 **UBULU OKITI,
ASABA**

 **REGISTERED SURVEY &
DEED OF ASSIGNMENT**

ESTATE FEATURES

- * SECURED ENVIRONMENT WITH SECURITY
- * PIPE BORNE WATER
- * COZY ENVIRONMENT
- * STREET LIGHT
- * WELL LAID OUT FENCE WITH BEAUTIFUL LANDSCAPE

NEIGHBORHOOD

- * 2 minutes from Express
- * 25 minutes from Government House Asaba
- * 10 minutes from Asaba International Airport
- * 15 minutes to Summit Junction

BUY & BUILD

PROMO PRICE

N1.8M

PLOT SIZE
 **464 SQM**

FOR THE 1ST 10 PLOTS

T & C APPLY

ACTUAL PRICE @ ~~N2.5M~~ ALL INCLUSIVE

All payments are to be made in favour of
PWAN EMINENT CONCEPTS LIMITED

1310996951

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

Pwan Group Asaba Office: Beatrice Edoziem Plaza, Summit Rd, Central Area, Asaba Delta State

FOR INSPECTIONS BOOKING CALL



**SITE INSPECTIONS
TAKES PLACE MONDAY
TO SATURDAY
10:00AM TO 12:00 NOON**



 pwaneminent@gmail.com  www.pwaneminent.com
 PWANEminent



SUBSCRIPTION FORM

AFFIX
A PASSPORT
PHOTOGRAPH

SECTION 1: SUBSCRIBER'S DETAILS

Please complete all fields in block letters. Fields marked with asterisks (*) are mandatory. Tick boxes where appropriate.

NAME*
Mr. Mrs. Miss.

NAME*
Mr. Mrs. Miss.

ADDRESS*

DATE OF BIRTH/INCORPORATION* **GENDER*** MALE FEMALE

MOBILE NUMBER* **NATIONALITY***

NAME OF SPOUSE*
(If Applicable)

OCCUPATION **COUNTRY OF RESIDENCE**

EMAIL ADDRESS*

SECTION 2: NEXT OF KIN

NAME: _____

DATE OF BIRTH: **MEANS OF IDENTIFICATION:** _____

ADDRESS: _____

PHONE NUMBER: _____ **EMAIL ADDRESS:** _____

SECTION 3: SUBSCRIBER'S DECLARATION

I/We.....hereby affirm that all information provided as a requirement for the purchase of land with PWAN ESTEEM Is true and I/We shall be held responsible for any inaccurate information provided by the subscriber.

***TYPE OF PLOT:** Residential Commercial plot (attracts 10%) Number of plots **PLOT SIZE:** 464SQM

DURATION Outright 6 Months 12 Months

NAME OF SUBSCRIBER: _____

SIGNATURE* _____ **DATE*** _____

FOR REFERRAL DETAILS

NAME*

DATE*

PHONE NO

EMAIL

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IFEDICHE VILLAS BY PWAN EMINENT, UBULU OKITI DELTA STATE

FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

Q1. WHERE IS IFEDICHE ESTATE LOCATED?

Ans. Ubulu-Okiti by Mpetime, Oshimili North LGA, Delta State

Q2. WHO ARE THE OWNERS/DEVELOPER OF RUBY COURT?

A. 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 with offices at 5c Adekola Balogun Street, off Remi Olowude Street, Lekki Phase 1 (Marwa) Lagos State and **ASABA OFFICE:** Beatrice Edozien Plaza, Summit Road, Central Area, Asaba Delta State

B.

C. Q3. ARE THERE ANY ENCUMBERANCES 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	12 MONTHS	DEED OF ASSIGNMENT	SURVEY FEE	PLOT DEMARCATION
IFEDICHE ESTATE	DEED OF ASSIGNMENT & SURVEY	464sqm	(Promo Price) N1,800,000 For 10 Plots Only (Selling Price) N3,000,000	N3,000,000	N200,000	N150,000	N50,000

- 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 N20,000.00 per month of default.

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
- (c) 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) Provisional allocation shall be done after 75% of land payment is made subject to ratification immediately after payment is complete (note that physical allocation is 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 1310996951 PWAN EMINENT CONCEPT LIMITED.

Q12. IS PWAN EMINENT 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 pwaneminent@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 232 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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