




**WOODLAND
HILLS Ibusa**
BY P W A N P R E S T I G E

Opposite Admiralty University, Ibusa
Deed Of Assignment And Registered Survey



ACTUAL PRICE
N3M
464 SQM



Land Mark

Opposite Admiralty University
10 Mins From Ibusa Junction
7 Mins From Nigerian Immigration Office
5 Mins From Mopol 31 Squadran Base
Beside Nigerian Army Barracks

Estate Features

 Beautiful Layout	 Good Drainage	 Spot Areas	 Standard Gym
 Green Area	 Parking Space	 Spacious Room	 High Security

**SUBSCRIPTION
FORM**

 www.pwanprestige.com

WOODLAND HILLS ESTATE

TYPE OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACT 10%) CORNER PIECE DEMARCATION (ATTRACT 10%)

PAYMENT: OUTRIGHT INSTALLMENT

NUMBER OF PLOTS: **PLOT SIZE:** 300SQM 464 SQM 500 SQM 600SQM

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.



SECTION 1: SUBSCRIBERS DETAILS

AFFIX
A PASSPORT
PHOTOGRAPH

Title: Mr/Mrs/Miss/Dr/Prof/Chief/Other _____

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

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF PWAN PRESTIGE INVESTMENT LIMITED



No.: **1220644414**

WOODLAND HILLS IBUSA
FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

Q1. WHERE IS WOODLAND HILLS ESTATE LOCATED?

A. Opposite Admiralty University, Ibusa, Asaba, Delta state.

Q2. WHO ARE THE OWNERS/DEVELOPER OF WOODLAND HILLS ESTATE?

A. PWAN PRESTIGE REALTIES, an affiliate of PWAN GROUP a Leading Real Estate Company with estates currently selling in the North-Central, South-West, South-East and South-South of Nigeria.

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 THEIR PAYMENT STRUCTURE AND TITLE?

ESTATE	TITLE	PLOT	Outright/ 3 Months N	12 MONTHS N	Deed Of Assignment	Survey Fee	Corner Plot Demarcation
WOODLAND HILLS IBUSA	Deed of Assignment & Registered survey	464sqm	N3,000,000	N3,600,000	200,000	150,000	50,000

- a) Commercial plots attract additional 10% of land cost.
- b) Corner piece plots Attract additional 10% of land cost.
- c) Change/Correction of information attracts 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.

Q5. IS THE ROAD TO THE ESTATE MOTORABLE?

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

Q6. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A. After the initial deposit, you will receive a Deed of Assignment, Survey Plan & Deed of Gift (where applicable).

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

- A. Completion Payment Receipt, Contract of Sales & Payment Notification letter
- B. Free Plot Award Letter (Where Applicable)
- 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 CONSTRUCTING 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?

All physical allocation shall be done during the dry season in order of subscription.

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 should be paid either out rightly or in installments.

Note that Installment payment of development fee will attract surcharges .

Q11. CAN I PAY CASH TO YOUR AGENT?

WE STRONGLY ADVISE that payments should ONLY be made to PWAN PRESTIGE REALTIES & INVESTMENT LIMITED - 1220644414 - Zenith bank.

Q12. IS PWAN HOMES LTD AML/CFT compliant? 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).

NOTE ALSO (for PBOs): That if you have earned more than twice the amount you have deposited in PBO you are not entitled to a refund.

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 pwanprestige@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 for every Three (3) plots of land purchased in any of our Estates within the promo window. Provided always that the allocation of the free promo plot shall be subject to the discretion of the company.

I hereby confirm that I have seen the land and I'm ready to go on with the transaction and to be bound by the terms and conditions herein.

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.....

