





















LAND SIZE: 464SQM

REGISTER SURVEY & DEED OF ASSIGNMENT



ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF PWAN GOLD INVESTMENT & ESTATES LIMITED



**HEAD OFFICE:** HOUSE 117 WOSILIAT OKOYA SERIKI, ELEGANZA GARDENS ESTATE, OPPOSITE VGC, LAGOS.





# SUBSCRIPTION FORM

| TYPE OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 109   | %) CORNER PIECE PLOT(S) (ATTRACTS 10%)           |                          |
|---|--|--------------------------|
| PAYMENT: OUTRIGHT INSTALLMENT   |  |                          |
| NUMBER OF PLOTS: PLOT SIZE: 464SQM  |  | AFFIX                    |
| PAYMENT PLAN: 0-3 MONTHS 0-6 MONTHS   |  | A PASSPORT<br>PHOTOGRAPH |
| SECTION 1: SUBSCRIBER'S DETAILS   |  |                          |
| Please complete all Fields in block letters. Fields marked with asterisks (<br>NAME<br>NAME*  | (") are mandatory. Tick boxes where appropriate. |                          |
| Mr. Mrs. Miss. Others Surname   | Other Names                                      |                          |
|   |  |                          |
| NAME OF SPOUSE*  Surname  | Other Names                                      |                          |
| ADDRESS*  |  |                          |
|   |  |                          |
| DATE OF BIRTH*  | MALE FEMALE                                      |                          |
| MARITAL STATUS*   | NATIONALITY*                                     |                          |
| OCCUPATION EM   | MPLOYER'S NAME                                   |                          |
| COUNTRY OF RESIDENCE  | LANGUAGE SPOKEN                                  |                          |
| EMAIL ADDRESS*  |  |                          |
| TELEPHONE NUMBER*   | MOBIEL NUMBER*                                   |                          |
| SECTION 2: NEXT OF KIN  |  |                          |
| NAME NAME   | ADDRESS  |                          |
| NAPIE   | ADDICESS   |                          |
| PHONE NUMBER  |  |                          |
| EMAIL ADDRESS   |  |                          |
| SECTION 3: SUBSCRIBER'S DECLARATION   |  |                          |
| Ipurchase of the land in WEALTHLAND ESTATE Located in Ngor- Oky is true and any false or inaccurate information given by me may result in the structure of the land in | pala, Owerri, Imo State.                         | as a requirement for the |
| SIGNATURE OF SUBSCRIBER*  | and addition in the application                  |                          |
|   | DATE:  |                          |
| SECTION 4: REFERRAL DETAILS   | DATE*  |                          |
|   |  |                          |
| NAME*   |  |                          |
| DATE*   | SERIAL NUMBER*                                   | MM                       |
| PHONE NO  | D.O.B*   |                          |
| EMAIL   |  |                          |





### Q1. WHERE IS WEALTHLAND ESTATE?

Wealthland Estate is Situated in Umuneke, Ngor Okpala, Owerri, Imo State.

#### Q2. WHY SHOULD I BUY WEALTHLAND ESTATE

Wealthland Estate enjoys proximity to Zion Ministry Permanent Site, Sam Mbakwe International Airport, Ngor-Okpala local government headquarters and lots of other notable infrastructures in Imo State.

#### Q3. WHO ARE THE OWNERS OF WEALTHLAND ESTATE BY?

**PWAN GOLD INVESTMENT AND ESTATES LIMITED** 

### Q4. WHAT TYPE OF TITLE DOES WEALTHLAND ESTATE has

**SURVEY & DEED OF ASSIGNMENT** 

# Q5. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

# Q6. WHAT PLOT SIZE(S) IS AVAILABLE?

464SQM

# Q7. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

(a) 2.5 Million (464 SQM)

All Inclusive(payable within 6 months)

**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.

- (d) (i) Corner-piece plot attracts additional 10% of land cost (ii) Commercial plot attracts additional 10% of land cost
  - (iii) Corner-piece & Commercial plot attracts additional 20% of land cost.
- (d) Non-payment of the monthly installments 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/ 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 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.
- Q8. IS THE ROAD TO THE ESTATE MOTORABLE? Yes, the road to the estate is motorable.

# Q9. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

WEALTHLAND ESTATE Price is all Inclusive of Survey & Deed Of Assignment. Development fee - will be communicated later

#### Q10. WHAT DO 1 GET AFTER ALLOCATION?

Allocation Document would be issued within three (3) months after payment and physical allocation has been done, in order of subscription. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate. NOTE: Allocation is to be done after payment of Documentation Fee.

# Q11. WHAT DO 1 GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgement of subscription, receipt of payment; and installment payment receipt(s) for further installments.

Estate updates are regularly sent via email & our social media channels.

Customers are encouraged to follow us on our social media channels (Instagram); @pwangolditd (Tiktok); @pwangolditd (Facebook) @Pwangolditd (YouTube)

#### O12. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

(a) Final Payment Receipt, Payment Notification Letter, and Contract of Sale.



### Q13. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation provided that development fee has been paid. Fencing & Gatehouse to be constructed within the first year of introducing the estate and other infrastructure will commence with regard to the general level of development in the area.

### Q14.IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

NO. There is no time frame for commencement of work on your plot of land. Commencing of work on your land, is at your convenience.

# Q15. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING 1 CAN CONSTRUCT IN THE ESTATE?

NO. But, note that estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section (Commercial or Residential) i.e., Bungalow, Block of Flats, detached houses (duplex) e.t.c. All building design must conform to the required set back & building control Delta State Government.

#### Q16. CAN I RE-SELL MY PLOT/PROPERTY?

A. Yes, a subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN GOLD would require you (the seller) to furnish the company with details of the new buyer. PWAN GOLD does not sell on behalf of subscribers.

B. 10% of the land consideration paid by you will be payable by the new buyer directly or through you to the Company for Transfer of Title Documentation.

## Q17. CAN I PAY CASH TO YOUR AGENT?

NO, you are not permitted to pay cash to our agent. We strongly advise that cash payments should only be made into PWAN GOLD at its designated Banks stated Below, as we shall not be held Liable for any misappropriation of funds by agent and wrong payment into an account not designated to PWAN *GOLD* Otherwise, cheque(s)/bank drafts should be issued in favour of PWAN GOLD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Yes, you can apply for refund only if you have not been allocated your plot(s). In the event of a Refund, you are required to give the Company 120 days' written/ email notice to process your refund request and a further 60 days if the process isn't completed after the first 120 days. The refund shall be processed and paid less 40% (Administrative, Logistics & Agency Fees). For refunds that are requested for after the expiration of the payment plan, demurrage/ default fees will be deducted from the refundable amount

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF IT

| NAME  | SIGNATURE | DATE |  |
|---|-----------|------|--|
| NAME  | SIGNATURE | DATE |  |
| *If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. MR PWAN GOLD (trading in the name & style of WEALTHLAND ESTAT) A company must also attach a board resolution authorizing the purchase. |           |      |  |
| Impression of the common seal subscriber is a company>>>>><br>Subscription form must be signed by two directors or a director<br>Where subscriber is a company  |           |      |  |

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF:



LAGOS OFFICE: House 117, W.O Seriki Street, Eleganza Gardens Estate, Opposite VGC, Lekki Lagos.

# **ASABA OFFICE:**

PWAN Group Office, Beatrice Edozien Plaza, Everyday Supermarket along Summit R



