



**IBADAN KINI SO?** Introducines

È OLÀ Weathland City Ibadan Ido, Opposite Ido - Eruwa Road 

# 300 Sequare Meters N1\_250k 600 Square Meters N2.5N

## Landmarks

- Beside Ibadan City **Polytechnic Permanent Site**
- Ido Royal Palace
- Mokola Ibadan
- **15 Minutes To Challenge**
- Other Notable Estates

All Payments Should Be Made In Favour Of PWAN GOLD INVESTMENT & ESTATES LIMITED



Head Office: 9b Olabisi Eshinlokun St, Majek, opposite Fara Park Estate, Sangotedo, Lagos

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# **PRE-LAUNCH** SUBSCRIPTION FORM





### **SUBSCRIPTION FORM**

TYPE OF PLOTS:	ESIDENTIAL COMM	ERCIAL (ATTRACT	S 10%) CORNER P	PIECE PLOT(S) (ATTRACTS 10%)	
PAYMENT: C	OUTRIGHT INSTA	LMENT			
NUMBER OF PLOTS:	PLOT SIZE:	600SQM	300SQM		AFFIX
PAYMENT PLAN:	0-3 MONTHS 0-6	MONTHS			A PASSPORT PHOTOGRAPH
SECTION 1: S	JBSCRIBER'S DE	TAILS			
Please complete all Fie NAME NAME*	elds in block letters. Fields	marked with aster	isks (") are mandatory. 1	Fick boxes where appropriate.	
Mr. Mrs. Miss. Oth	ers Surname		Other Names		
NAME OF SPOUSE*					
	Surname		Other Names		
ADDRESS*					
DATE OF BIRTH*			MALE	FEMALE	
MARITAL STATUS*			NATIONALITY*		
OCCUPATION			EMPLOYER'S NAME		
COUNTRY OF RESIDE	NCE		LANGUAGE	SPOKEN	
EMAIL ADDRESS*					
TELEPHONE NUMBER	*		MOBIEL N	NUMBER*	
SECTION 2: N	EXT OF KIN				

NAME	ADDRESS
PHONE NUMBER	
EMAIL ADDRESS	

### SECTION 3: SUBSCRIBER'S DECLARATION

I..... hereby affirm that all information provided as a requirement for the purchase of the land in ILÈ OLÁ (WEALTHLAND) CITY ESTATE LOCATED IN IDO LOCALGOVERNMENT- IBADAN.

is true and any false or inaccurate information given by me may result in the decline of my application

#### SIGNATURE OF SUBSCRIBER\*

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IN	A	I۲I	с.

NAME*			DATE	*	
SECTION 4:	REFERRAL DETAILS				
NAME*					
DATE*		SERIA	L NUMBER*		
PHONE NO				).0.B* DD M	ΜΥΥ
EMAIL					





#### Q1. WHERE IS ILÈ OLÁ(WEALTHLAND)CITY ESTATE LOCATED ?

ILÈ OLÁ PHASE 2 is LOCATED AT Ido Local Government, IBADAN

#### Q2. WHY SHOULD I BUY ILÈ OLÁ (WEALTHLAND)CITY ESTATE?

ILÈ OLÁ (WEALTHLAND)ESTATE is facing the Ido - Eruwa Road, it is beside Ibadan City Polytechnic. It enjoys proximity to Mokola, Ido Royal Palace, and other notable infrastructures in Ibadan

#### Q3. WHO ARE THE OWNERS OF ILÈ OLÁ (WEALTHLAND)CITY ESTATE ?

PWAN GOLD INVESTMENT AND ESTATES LIMITED

#### Q4. WHAT TYPE OF TITLE DOES ILÈ OLÁ (WEALTHLAND)CITY ESTATE have?

#### **Certificate Of Occupancy**

#### 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?

600SQM, 300SQM

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

(a) 2,500,000 (600 SQM) (b) 1,250,000 ( 300 SQM)

PRE-LAUNCH OFFER(payable within 3 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?**

ILÈ OLÁ (WEALTHLAND)CITY ESTATE Price is all Inclusive of Provisional 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)



#### Q12. 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 court 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.

Q18. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN 1 GET A REFUND? 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 GOLD). A company must also attach a board resolution authorizing the purchase.

Subscription form must be signed by two directors or a director & secretary Where subscriber is a company

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF:



LAGOS OFFICE: 9B OLABISI ESHINLOKUN STREET, MAJEK BUS-STOP SANGOTEDO LAGOS.

**ASABA OFFICE: PWAN Group Office,** Beatrice Edozien Plaza, **Everyday Supermarket** along Summit R

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