

**YOU NEED  
A HOME IN**

**FCT, ABUJA**

**Regent**

**Terraces & Apartments**  
Kuje, Abuja

**APPROVAL NO**  
**FCDA/DC/BP/RSD/12755**

**3 BEDROOM  
TERRACE DUPLEX**

**50M**

**4 BEDROOM  
TERRACE DUPLEX**

**60M**

**SERVICED PLOTS**

**5M**

**PER 500SQMS**

**SERVICED PLOTS ARE  
BUY & BUILD  
AND ON  
INSTANT PHYSICAL  
ALLOCATION**

**PWAN ADVANTAGE  
RESOURCES LTD.**

**1017188648** 

**1659901681**  **access**

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AFFIX  
A PASSPORT  
PHOTOGRAPH

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

Mr.	Mrs.	Miss.	Others	Surname	Other Names

(If Applicable)

Surname

Other Names

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I.....hereby affirm that all information provided as a requirement for the land in Regent Terraces and Apartment close to union homes Estate and about 15 minutes drive to Centenary City, Kuje Abuja is accurate. Any inaccurate information given by me may result in the decline of my application.

**HOUSE TYPE\*** ☐ 3 Bedroom terrace Duplex ☐ 4 Bedroom Terrace Duplex + Maids room ☐ 2 Bedroom Terrace Duplex

**TYPE OF PLOTS:** SERVICE PLOT (500SQMS Per Plot)

**PAYMENT DURATION:** ☐ Outright (3 Months) ☐ 12 Months ☐ 24 Months

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### **Corners Piece Plot(s) Attracts 10% of Land cost**

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**ADDRESS: EROS HOUSE: KM 38 LEKKI EPE EXPRESSWAY, ADJACENT MAYFAIR GARDENS, BESIDE FATGBEMS FILLING STATION, AWOYAYA, LAGOS.**

Email: [cspadvantage@gmail.com](mailto:cspadvantage@gmail.com) Website: [www.pwanadvantage.com](http://www.pwanadvantage.com)

All payments should be made in favour of:  
**PWAN ADVANTAGE RESOURCES LTD**

 **1659901681**

**Z 1017188648**



## FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS

### **Q1. WHERE IS REGENT TERRACES AND APARTMENT LOCATED?**

Regent Terraces and Apartment is located at Kuje, Abuja

### **Q2. WHO ARE THE OWNERS/DEVELOPERS OF REGENT TERRACES AND APARTMENT KUJE, ABUJA**

PWAN ADVANTAGE RESOURCES LTD, a leading Real Estate Company with OFFICES in LAGOS, Uyo, Akwa-Ibom State, Port Harcourt, Rivers State, Asaba, Delta

### **Q3. WHAT TITLE DOES REGENT TERRACES AND APARTMENT HAVE ON THE LAND?**

Customary Certificate of Occupancy

### **Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?**

The land is free from any known Government acquisition or interest or adverse claims.

### **Q5. WHAT IS THE PAYMENT SCHEDULE?**

3 bedroom terrace Duplex (Within 6 months) = 50m

12 months instalmental payment= 55M

24 months instalmental payment= 60m

4 bedroom terrace Duplex (Within 6 months) = 60m

12 months instalmental payment= 65M

24 months instalmental payment= 70m

*Initial payment of 8m and spread balance within the chosen period*

### **Q6. WHAT IS THE SIZE OF THE PLOT**

500sqms per Plot (service plot)

Payment plan for a service plot; Outright payment (within 3 months for 5M, 6 Month instalmental payment for 5.5M, 12 Months instalmental payment 6M)

### **Q7. IS THE ROAD TO THE ESTATE MOTORABLE?**

Yes. The road is motorable and maintained by PWAN.

### **Q8. WHAT IS THE TOPOGRAPHY OF THE LAND?**

The land is a 100% dry land.



#### **Q9. WHAT OTHER PAYMENT DO I MAKE APART FROM THE PAYMENT OF THE LAND (SERVICE PLOT)**

Deed of Assignment:	N200,000 only per plot (Subject to review)
Survey Fee:	N400,000 only per plot (Survey plan with company's name attracts extra charges) (Subject to review)
Plot Demarcation:	N50,000 only per plot (Subject to review)
Developmental Fee:	N2,000,000 only per plot (Subject to review) later. Developmental fee covers the following (1) Drainage construction (2) Electrification (3) Creation of Good road network (4) Landscaping

#### **Q10. WHEN DO I MAKE OTHER PAYMENT AFTER COMPLETING PAYMENTS OF THE LAND?**

- (a) Deed of Assignment. Provisional Survey and Plot Demarcation Fees shall be paid before physical allocation of the land.
- (b) 50% of development fee shall be paid before commencing Construction work on the land, while the Remaining 50% shall be paid within one year of commencing work on site.
- (c) To pay for his survey and legal fees in respect to the plot purchased.

#### **Q11. WHAT DO I GET AFTER INITIAL PAYMENT DEPOSITE?**

Starters pack comprising of a letter of acknowledgement of subscription, receipt of payment.

#### **Q12. WHAT DO I GET AFTER COMPLETING PAYMENT OF THE LAND?**

- (a) Completion payment receipt, contract of sale and physical allocation letter
- (b) Survey plan will be issued after physical allocation is done

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

You can start building on the land after physical allocation, while fencing and Estate development is going on.

B. Upon physical allocation, before the commencement of construction work on the land, the purchaser must provide Approved Building Plan, Builders Profile and obtain a Building Clearance Letter from PWAN Advantage Resources Limited.

C. Upon allocation, the client shall take responsibility of maintaining his/her side and ensure regular cleaning to prevent cases of Abandonment or having dangerous reptiles breed within the Estate. Any site found unclear shall be cleared and its cost passed to the client which must be refunded to PWAN Advantage beside commencement of construction work on the site.

#### **Q14. IS THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?**

Yes. The Estate layout is in sections and you are limited to build houses on each section based on designed use or plan for that section (Commercial or Residential) i.e Bungalow, Blocks of Flats, Detached houses (duplex). Note, "Face-me-I-Face-You" (Tenement Building) High rise houses will not be approved by the company and with FCDA.

**Q15. CAN I RE-SELL MY PLOT/ PROPERTY?**

Yes. Subscribers who have paid out their land (in full) can re-sell their plot(s). PWAN Advantage would require the seller to furnish the company with the details of the buyer. A charge of 10% of the land consideration (covering Transfer Documentation Fee) shall be paid to the company by the buyer.

**Q16. CAN I PAY CASH TO YOUR AGENT?**

We strongly advise that cash payment should ONLY be made to PWAN Advantage Ltd at its designated banks. Otherwise, cheque(s) should be issued in favour of PWAN Advantage resources ltd. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the whole.

**Q17. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?**

You can apply for a refund only if you have not been allocated your plot(s). In the event of refund, you are required to give the company Ninety (90) days' notice to process your refund request and a further Sixty (60) days if the process isn't completed after the first 90 days. The refund shall be processed and paid less than 40% (Administrative Fee and Others).

I hereby confirm that I have seen the land and ready to go on with the transaction.

THEREFORE, THE INFORMATION PROVIDED, TERMS & CONDITIONS HERewith IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.

**SUBSCRIBER'S NAME** \_\_\_\_\_