



AFFIX A PASSPORT PHOTOGRAPH

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

[illegible]

NAME		ADDRESS
PHONE NUMBER		
EMAIL ADDRESS		

I..... hereby affirm that all information provided as a requirement for the land in Regent Park, Asaba located behind Chinese Construction Company is accurate.
Any inaccurate information given by me may result in the decline of my application.

*TYPE OF PLOT: ☐ Residential ☐ Commercial plot (attracts 10%) Number of plots PLOT SIZE: ☐ 464 sqms
 PAYMENT PLAN: ☐ 3 Months ☐ 6 Months ☐ 12 Months ☐ Corner piece plot(s) attracts 10% of land cost

SIGNATURE OF SUBSCRIBER* _____

NAME* _____

DATE* _____

FOR REFERRAL DETAILS

NAME*																								
DATE*									REFERRAL ID*					TAX Payer ID										
PHONE NO																								
EMAIL																								

Email: cspadvantage@gmail.com Website: www.pwanadvantage.com

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1017188648



FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS



Q1. WHERE IS REGENT PARK LOCATED

Regent Park Asaba is located at Ibusa, behind Chinese Construction Company, and about 3 minutes drive to Admiralty University.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF REGENT PARK

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 TYPE OF TITLE DOES REGENT PARK, ASABA HAVE ON THE LAND?

Deed of Assignment and Registered survey.

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?

Outright Payment of 16,000,000 per 464sqm

Installmental payment (6months) 16,500,000 per 464sqms

Installmental payment (12months) 17,000,000 per 464sqms

N.B: Non-Payment of monthly instalments as at when due shall be treated as a fundamental breach of contract which shall result in termination or revocation of the contract/ OR attract default charge of 10% of the outstanding payment.

Q6. WHAT IS THE SIZE OF THE PLOT?

It is 464sqms

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)

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
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Documentation Fees comprising of Deed of Assignment, Registered Survey & Plot Demarcation are completely Waived



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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.

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 Delta state government

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.



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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 _____



For latest update visit our social media page at:   PWANADVANTAGE

Yours sincerely,
PWAN ADVANTAGE RESOURCES LTD.

ALL PAYMENT SHOULD BE MADE TO
PWAN ADVANTAGE RESOURCES LTD

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For swift response to your enquiries or requests place contact at:
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You can also visit website at www.pwanadvantage.com