

Regent Town **Epe**



LOCATED CLOSE TO THE NEW LAGOS
100 MILLION DOLLAR FILM CITY



REGISTERED SURVEY &
DEED OF ASSIGNMENT

INVEST IN NEW LAGOS EPE!



Selling Price

N6M 300 sqm

N12M 600 sqm



HEAD OFFICE: Eros House, Km 38 Lekki- Epe
Expressway Adjacent Mayfair Gardens, Beside
Fatgbems Filling Station, Awoyaya, Lagos

pwanadvantage pwanadvantage pwanadvantage.com

PWAN ADVANTAGE RESOURCES LTD



1017188648
1659901681



AFFIX A PASSPORT PHOTOGRAPH

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

NAME*	
<i>Mr.</i> ☐ <i>Mrs.</i> ☐ <i>Miss.</i> ☐ <i>Others</i> ☐	Surname
Other Names	
NAME OF SPOUSE*	
(If Applicable)	Surname
Other Names	
ADDRESS*	
DATE OF BIRTH*	GENDER*
Male ☐ Female ☐	
MARITAL STATUS*	NATIONALITY*
OCCUPATION	EMPLOYER'S NAME
COUNTRY OF RESIDENCE	LANGUAGE SPOKEN
EMAIL ADDRESS*	
TELEPHONE NUMBER*	MOBILE NUMBER*

NAME		ADDRESS	
PHONE NUMBER			
EMAIL ADDRESS			

Ihereby affirm that all information provided as a requirements for the land in
in Regent Town, located at Ketu-Epe, Lagos State, located close to Ketu-Epe Roundabout & Ketu -Epe police
station, few minutes drive from Lagos state ministry of Agriculture, Ketu Epe division, Lagos State.

***TYPE OF PLOT:** ☐ Residential ☐ Commercial plot (attracts 10%) Number of plots **PLOT SIZE:** ☐ 300 sqms ☐ 600 sqms

PAYMENT PLAN: ☐ 3 Months ☐ 6 Months ☐ 12 Months ☐ Corner piece plot(s) attractive

SIGNATURE OF SUBSCRIBER* _____

NAME* _____

DATE* _____

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

Email: cspadvantage@gmail.com Website: 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 TOWN EPE LOCATED

Regent Town, is located at Ketu-Epe, close to Ketu-Epe Roundabout & Ketu-Epe Police Station, few minutes drive from Lagos State Ministry of Agriculture Fisheries Ketu - Epe, division, Lagos State.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF REGENT TOWN EPE

PWAN ADVANTAGE RESOURCES LTD, a leading Real Estate company with Offices in Lagos, Uyo, Akwa-Ibom state, Port-harcourt, Rivers State, Asaba,Delta State.

Q3. WHAT TYPE OF TITLE DOES REGENT TOWN, TOWN 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 12,000,000 per 600sqm & 6,000,000 per 300sqm

Installmental payment (6months) 12,500,000 per 600sqms and 6,250,000 per 300sqms

Installmental payment (12months) 13,000,000 per 600sqms and 6,500,000 per 300sqms

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 600sqms

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)

Development Fee: 2M per plot of (Subject to review).

Development Fee covers the following:-

(1) Draining Construction

(2) Electrification

(3) Creation of Good Road Network

(4) Land scaping Documentation Fee: which includes survey fee, Deed of Assignment and plot demarcation is completely waived



FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS



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 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.



FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS



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



1659901681



1017188648

For swift response to your enquiries or requests place contact at:
PWAN ADVANTAGE RESOURCES LTD.

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You can also visit website at www.pwanadvantage.com