

Orange
Town **Asaba**
by **PWAN**
ADVANTAGE



*Subscription
Form*



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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TELEPHONE NUMBER*	MOBILE NUMBER*

NAME		ADDRESS	
PHONE NUMBER			
EMAIL ADDRESS			

I,..... hereby affirm that all information provided as a requirement for the land in Orange Town Asaba, located at Ubulu Okiti, Along Asaba-Benin Expressway 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

[illegible]

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

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FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS



Q1. WHERE IS ORANGE TOWN ASABA LOCATED

Orange Town Asaba is located at Ubulu Okiti, Along Asaba-Benin Expressway

Q2. WHO ARE THE OWNERS/DEVELOPERS OF ORANGE TOWN

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 ORANGE TOWN, 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 5,000,000 per 464sqm

Installmental payment (6months) 5,500,000 per 464sqms

Installmental payment (12months) 6,000,000 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:

N1,000,000 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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Q10. WHEN DO I MAKE OTHER PAYMENT AFTER COMPLETING PAYMENTS OF THE LAND?

- (a) Documentation Fees comprising of Deed of Assignment, Registered Survey & Plot Demarcation are completely Waived
- (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. SITE MAINTENANCE FEE: Upon Physical Allocation, the subscriber shall pay a quarterly Site Maintenance fee to Orange City Development Company. The site maintenance covers clearing of the allocated Plot(s). Fumigation and General Cleaning to prevent abandonment/breeding of dangerous Reptiles within the Estate. Site maintenance fee shall be paid quarterly (every 3 months), and the cost shall be determined by the company, based on Economic Realities. The Site maintenance shall continue until the Subscriber Develops/Eracts Building on His/Her Plot. Once the subscriber has erected a building on his plot, the Subscriber shall takeover the maintenance of his property

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.



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 _____

ALL PAYMENT SHOULD BE MADE TO
PWAN ADVANTAGE RESOURCES LTD



1659901681

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

Official lines:

+234 916 337 1000

+234 818 000 0672

+234 815 666 5544

You can also visit website at www.pwanadvantage.com

For latest update visit our social media

page at   **PWANADVANTAGE**

Yours sincerely,

PWAN ADVANTAGE RESOURCES LTD.

