

Regent Park **Awoyaya**



Located 5mns drive from Mayfair Gardens Awoyaya, Lagos



Certificate of Occupancy

Lorem Ipsum

SELLING PRICE

N30M

300 SQM

DOCUMENTATION
FEES INCLUSIVE

INSTANT
PHYSICAL
ALLOCATION

ESTATE FEATURES



Adequate Electricity



Potable Water



Excellent Drainage System



24/7 Security Surveillance



Perimeter Fencing



Street Light



Inspection takes place daily Monday to Saturday by 10am

PWAN ADVANTAGE RESOURCES LTD



1659901681



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



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AFFIX
A PASSPORT
PHOTOGRAPH

SECTION 1: SUBSCRIBER'S DETAILS

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

NAME*													
Mr. ☐	Mrs. ☐	Miss. ☐	Others ☐	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*							

SECTION 2: NEXT 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 land in Regent Park located in Awoyaya, very close to May Fair Gardens, Awoyaya Lagos State, is true and any false or 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: ☐ 300 SQM ☐ 600 SQM ☐
☐ Corner piece plot(s) attracts 10% of land cost

SIGNATURE OF SUBSCRIBER* _____

DATE* _____

NAME* _____

FOR REFERRAL DETAILS

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

ADDRESS: **EROS HOUSE: KM 38 LEKKI EPE EXPRESSWAY, ADJACENT MAYFAIR GARDENS, BESIDE FATGBEMS FILLING STATION, AWOYAYA, LAGOS.**
Email: **cspadvantage@gmail.com** Website: **www.pwanadvantage.com**

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

ACCESS BANK





FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS

**Q1. WHERE IS REGENT PARK?**

A REGENT PARK IS SITUATED AT ADEBA, VERY CLOSE TO MAYFAIR GARDENS, AWOYAYA, LAGOS STATE.

Q2. WHO ARE THE OWNERS/ DEVELOPERS OF REGENT PARK?

PWAN ADVANTAGE RESOURCES LTD, a leading Real Estate Company with Office in Lagos, Uyo, Akwa -Ibom State, Portharcourt, Rivers State, Asaba, Delta

Q3. WHAT TYPE OF TITLE DOES REGENT PARK HAVE ON THE LAND?

CERTIFICATE OF OCCUPANCY (C OF O)

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 STRUCTURE?

Outright payment of **N30,000,000** per 300sqms, **N60,000,000** per 600sqms and other fee such as Plot Demarcation, Survey fee, Deed of Assignment, Development fee **N6, 000, 000**
Development fee covers the following (1) Drainage Construction
(2) Electrification (3) Creation of Good Road
(4) Landscaping and Beautification (5) Special Amenities.

Q6. WHAT IS THE SIZE OF THE PLOT?

300 sqms and 600 sqms

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes. The road is motorable and maintained by PWAN.

Q8 WHEN DO I MAKE OTHER PAYMENTS AFTER COMPLETING PAYMENTS FOR 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.

Q9 WHAT DO I GET AFTER INITIAL PAYMENT DEPOSITE?

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

Q10 WHAT DO I GET AFTER COMPLETING PAYMENT OF THE LAND?

- (a) Completion Payment Receipt, Contract of Sale and Allocation Notification Letter
- (b) Survey plan will be issued after Physical Allocation is done.
- (c) Deed of assignment will be issued after all outstanding payments are done.

SITE MAINTENANCE FEE

Upon Physical Allocation, the subscriber shall pay a quarterly Site maintenance fee to Orange City development company. The site maintenance fee 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/ Erects Building on his Plot. Once the Subscriber has erected a building on his plot, the Subscriber shall takeover the maintenance of his Property.



FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS



Q11 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.

Q12 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 designated 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 Lagos State Government afterwards.

Q13 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.

Q14 CAN I PAY CASH TO YOUR AGENT?

We strongly advice that cash payment should ONLY be made to PWAN Advantage resources Ltd at its designated banks. Otherwise, cheque(s) should be issued in favor 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 instruction.

Q15 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 the 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).

Q16. HOW DO I PAY FOR PERFECTION OF TITLE?

The cost of title such as Governor's Consent shall be borne by the subscriber.

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 _____

SIGNATURE _____

DATE _____

**ALL PAYMENT SHOULD BE MADE TO
PWAN ADVANTAGE RESOURCES LTD**



1659901681

For latest update visit our social media
page at:   **PWANADVANTAGE**

Yours sincerely,
PWAN ADVANTAGE RESOURCES LTD.

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

