

 10 MINUTES FROM ZION  
MINISTRY  
FACING A TARRED ROAD

 DEED OF ASSIGNMENT  
& REGISTERED SURVEY

# U LÒ Óma

(THE BEAUTIFUL HOME)

## Gardens and Park

PHASE 3, OWERRI

 OBIOMA COMMUNITY  
NGOR OKPALA



PRE-LAUNCH PRICE

# N4.5M


Plot Size  
464  
SQM

ACTUAL PRICE N6M


INSTANT  
DOCUMENTATION!!

ALL PAYMENT SHOULD BE MADE IN FAVOR OF  
**PWAN GLOBAL ESTATES  
DEVELOPMENT LIMITED**



 1310784428

For More info:

 [www.pwanglobalestates.com](http://www.pwanglobalestates.com)









**Q1. WHERE IS ULO' OMA GARDENS AND PARK SITUATED?**

ULO' OMA GARDENS AND PARK is situated at OBIOMA COMMUNITY, NGOR – OKPALA, 10 minutes' drive to ZION MINISTRY, Facing a Tarred Road.

**Q2. WHO ARE THE OWNERS AND DEVELOPERS OF ULO' OMA GARDENS AND PARK OBIOMA COMMUNITY, NGOR - OKPALA?**

PWAN GLOBAL ESTATES DEVELOPMENT LIMITED are owners of ULO' OMA GARDENS AND PARK OBIOMA COMMUNITY, NGOR - OKPALA.

**Q3. WHY SHOULD I BUY INTO ULO' OMA GARDENS AND PARK OBIOMA COMMUNITY, NGOR - OKPALA?**

ULO' OMA GARDENS AND PARK is situated in a strategic location that enjoys proximity to commercial investment landmarks and developments like 10 minutes drive to Zion Ministry Permanent Site, Swiss Ford Motors, Federal Polytechnic Nekede and University of Agriculture and Environmental Science Owerri. Less than 30 minutes' drive to Sam Mbakwe Airport and 15 minutes drive to Ngor Okpala LGA Headquarter etc. It guarantees high returns of investment (ROI) and definitely a buy and build estate.

**Q4. WHAT TITLE DOES ULO' OMA GARDENS AND PARK OBIOMA COMMUNITY, NGOR – OKPALA HAVE?**

ULO' OMA GARDENS AND PARK OBIOMA, NGOR -OKPALA has **Survey and Deed of Assignment** as Title.

**Q5. IS THE ROAD TO ULO' OMA GARDENS AND PARK OBIOMA COMMUNITY, NGOR - OKPALA MOTORABLE?**

YES. The road to ULO' OMA GARDENS AND PARK OBIOMA COMMUNITY, NGOR OKPALA is Motorable and highly accessible.

**Q6. IS ULO' OMA GARDENS AND PARK OBIOMA COMMUNITY, NGOR - OKPALA SUBJECT OF ANY COURT CASE OR ENCUMBRANCES?**

NO! ULO' OMA GARDENS AND PARK OBIOMA COMMUNITY, NGOR - OKPALA is free from any Court Case and free from every known Government acquisition or any form of adverse claims and encumbrances.

**Q7. WHAT PLOT SIZES ARE AVAILABLE FOR SUBSCRIPTION?**

464SQM

**Q8. WHAT IS THE PAYMENT STRUCTURE PER PLOT SIZE?**

- (a) Outright payment (0-3 months) **(464SQM)**
- (b) Installment payment (6 months) **Attracts 10%**
- (c) Commercial plot: **Attracts 10%**
- (d) Change/alteration/correction of initial contents: **N10,000.00** (e) Transfer of ownership: **10%** cost of the plot.

**Q9. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE LAND PAYMENT?**

- (a) Deed of Assignment: **Free**
- (b) Survey fee: **Free**
- (c) Corner plot Demarcation: **Free**
- (d) Development fee: **when we get to the stage**

**Q10. WHAT DOCUMENTS DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?**

A letter of acknowledgement of subscription, receipt of payment for the initial deposit and installment payment receipt(s) for further installments.

**NB:** Estate updates are regularly sent via mails & our social media channels. Clients are advised to follow us on our social media channels @Pwanglobalestates (Instagram), PWAN GLOBAL (Face book) and on our website [www.pwanglobalestates.com](http://www.pwanglobalestates.com)

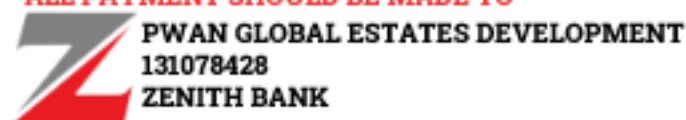
**Q11. WHAT DOCUMENTS DO I GET AT THE COMPLETION OF PAYMENT FOR THE LAND?**

- (a) Final Payment Receipt,
- (b) Contract of Sale and Payment Acknowledgment Letter
- (c) Deed of Assignment
- (d) Survey plan & other necessary documents.

**Q12. WHAT WILL THE DEVELOPMENT FEE BE USED FOR?**

The development fee will be used to erect a standard fence, gate house, good drainage system, access roads, water supply electricity and other standard estate facilities.

**ALL PAYMENT SHOULD BE MADE TO**



**PWAN GLOBAL ESTATES DEVELOPMENT**

**131078428**

**ZENITH BANK**

**Q13. WHEN WILL MY PLOT(S) BE ALLOCATED TO ME?**

After 100% payment for the land is made and at the stipulated allocation time scheduled by the Company.

**Q14. CAN I COMMENCE BUILDING ON THE LAND NOW?**

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

**Q15. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?**

No. But you will be responsible for the clearing of your plot(s) after Physical Allocation.

**Q16. CAN I RESELL MY PLOT(S)/PROPERTY?**

Yes, as a subscriber who have completed payment for the land and have been allocated can resell to a third party or otherwise.

**Q17. CAN I PAY CASH TO YOUR AGENT?**

While we are not discrediting anybody, we strongly advise that payments should be made into the Company's Bank Account(s) only. Otherwise, cheques should be issued in favor of **PWAN GLOBAL ESTATES DEVELOPMENT LIMITED**.

**NB:** We will not accept any liability that may arise from deviating from the instruction given in **Q17** above.

**Q18. ARE THERE RESTRICTIONS ON THE TYPE OF BUILDING I CAN CONSTRUCT IN ULO' OMA GARDENS AND PARK OBIOMA COMMUNITY NGOR - OKPALA?**

Yes. The estate layout is in sections and you are limited to build houses on each section based designated use or plan for that section (Commercial or Residential) i.e. Bungalow, blocks, detached houses (duplex). Note "Face me -I Face-you" and high-rise houses will not be permitted.

**Q19. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT?**

You can apply for a refund with a **90days** notice given to the Company.

**Q20. IN CASE OF A REFUND AM I BOUND BY ANY OF THE COMPANY'S REFUND POLICIES?**

Yes, notice to process your refund request and further **60-days** if the process is not completed after the first **90-days**. The refund shall be paid according to the payment plan used for the subscription less **40%** (Administrative charges, Logistics & Agency Fees).

**Q21. IS PWAN GLOBAL ESTATES DEVELOPMENT LIMITED COMPLIANT TO ALL MONEY LAUNDRY ACTS?**

**PWAN GLOBAL** is 100% AML/CFT Compliant. And reports suspicious transactions to the appropriate Authorities.

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HEREIN ARE ACCEPTABLE AND CONSENTED TO BY ME.....(NAME)  
AND I ACKNOWLEDGE RECEIPT OF A COPY OF IT.

NAME.....

SIGNATURE .....

DATE .....

IF SUBSCRIBER IS A COMPANY OR BUSINESS NAME:



NAME OF THE COMPANY/BUSINESS NAME:  
.....

DIRECTOR.....

SECRETARY.....

DATE: .....

DATE: .....

**PWAN GLOBAL...IN GOD WE TRUST**

**ALL PAYMENT SHOULD BE MADE TO**

