


 **Title: Registered Survey & Deed of Assignment**

Location: Ibusa, Behind St Thomas College.

Unóóma

(The Beautiful Home)

Phase 3

 **ASABA
IBUSU TOWN**

PRE-LAUNCH PRICE

N2.5M

464SQM Plot Size

ACTUAL PRICE

N3.5M

DOCUMENTATION IS FREE!!!

ALL PAYMENTS SHOULD BE MADE IN FAVOR OF

**PWAN GLOBAL ESTATES
DEVELOPMENT LIMITED**



1310784428

www.pwanglobalestates.com



BOOK FOR INSPECTION:



pwanglobalestates@gmail.com



Q1. WHERE IS UNO' OMA PHASE 3 SITUATED?

UNO' OMA PHASE 3 is situated in **IBUSA ASABA**, Delta State.

Q2. WHO ARE THE OWNERS AND DEVELOPERS OF UNO' OMA PHASE 3 ASABA?

PWAN GLOBAL ESTATES DEVELOPMENT LIMITED are owners of UNO' OMA PHASE 3 ASABA.

Q3. WHY SHOULD I BUY INTO UNO' OMA PHASE 3 ASABA?

UNO' OMA PHASE 3 ASABA is situated in a strategic location that enjoys proximity to commercial investment landmarks and developments like Federal Government Girls College (FGGC), Naval Admiralty University, Cooker Roundabout and Nigeria Immigration Service. It is behind the Saint Thomas College, 20 minutes' drive to Asaba International Airport and 10 minutes' drive to Ogwashi Uku Polytechnic etc. It guarantees high returns of investment (ROI) and definitely a buy and build estate.

Q4. WHAT TITLE DOES UNO' OMA PHASE 3 ASABA HAVE?

UNO' OMA PHASE 3 ASABA has **Survey and Deed of Assignment** as Titles.

Q5. IS THE ROAD TO UNO' OMA PHASE 3 ASABA MOTORABLE?

YES. The road to UNO' OMA PHASE 3 ASABA is Motorable and highly accessible.

Q6. IS UNO' OMA PHASE 3 ASABA SUBJECT OF ANY COURT CASE OR ENCUMBRANCES?

NO! UNO' OMA PHASE 3 ASABA 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**

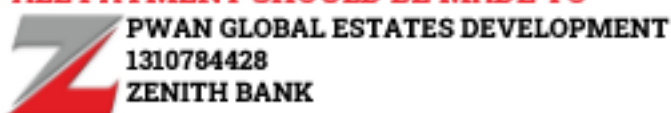
Q11. WHAT DOCUMENTS DO I GET AT THE COMPLETION OF PAYMENT FOR THE LAND?

- (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



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 UNO' OMA PHASE 3 ASABA?

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:

Company Seal
(Optional)



NAME OF THE COMPANY/BUSINESS NAME:

.....


DIRECTOR.....

SECRETARY.....

DATE:

DATE:

PWAN GLOBAL...IN GOD WE TRUST

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 **PWAN GLOBAL ESTATES DEVELOPMENT**
1310784428
ZENITH BANK