

CASA BELLA ESTATE

Powered By
GLOBAL LUXURY

📍 Itokin, Epe, Lagos

TITLE: REGISTERED SURVEY AND DEED OF
ASSIGNMENT

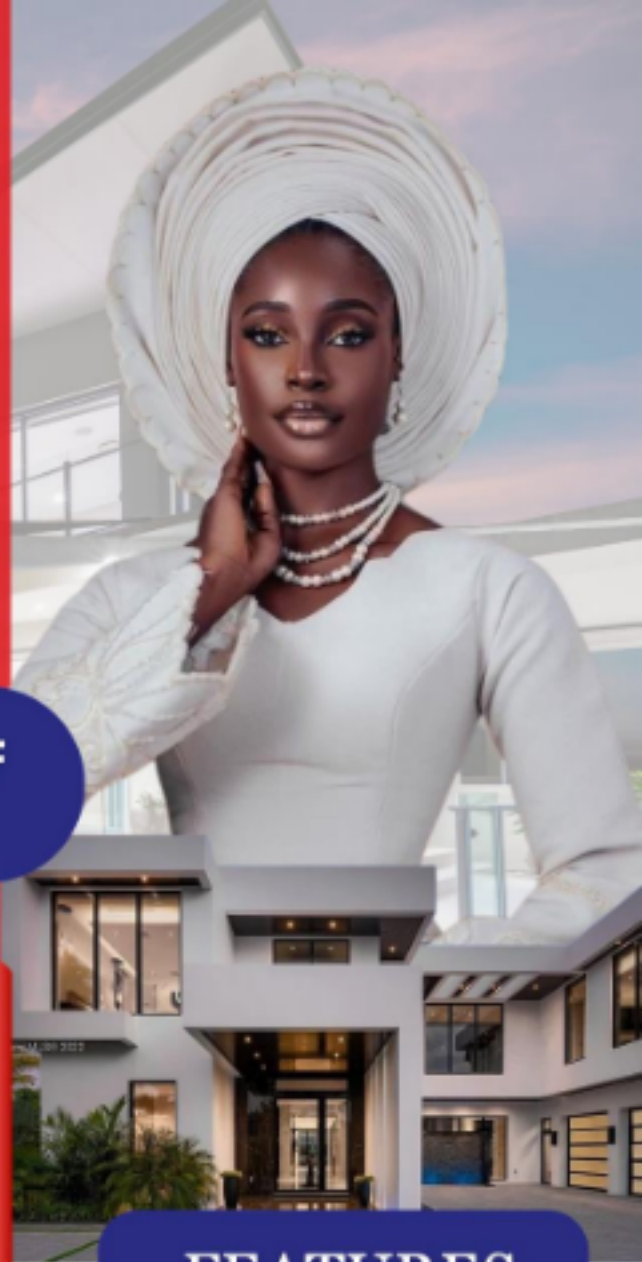
Now Selling

600 SQM ➤ N5.5M

300 SQM ➤ N3M

LANDMARK

- ✓ Lagos University of Education
- ✓ Lagos Model College
- ✓ Augustine University
- ✓ Otedola Housing Estate
- ✓ Majors Modern College
- ✓ Epe Resort & Spa
- ✓ Alaro City



FEATURES



Street Light



Instant
Allocation



Perimeter
Fencing



Good
Drainage



Security



Dry Land

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

Z 1310784428

ZENITH



Site Inspection: Takes Place Daily 10AM Prompt

TAKE OFF POINT FOR INSPECTION:
Plot 20, Conservation Court,
Conservation Road, Lekki Lagos.

AFFIX
A PASSPORT
PHOTOGRAPH

[illegible]



Q1. WHERE IS CASA BELLA ESTATE SITUATED?

CASA BELLA ESTATE is situate in **ITOKIN, EPE** Local Government Area of Lagos State.

Q2. WHO ARE THE OWNERS AND DEVELOPERS OF CASA BELLA ESTATE ITOKIN EPE?

PWAN GLOBAL ESTATES DEVELOPMENT LIMITED "ARE THE OWNERS" OF CASA BELLA ESTATE ITOKIN EPE.

Q3. WHY SHOULD I BUY INTO CASA BELLA ESTATE ITOKIN EPE?

CASA BELLA ESTATE ITOKIN EPE is situate at a strategic location that enjoys proximity to commercial investment landmarks and developments like the proposed International Airport, the Atlantic Hall School, Epe Resort and Spa, Joy rich fun & Spa Lagos State University (Epe Campus), the popular Epe Country Club. It is less than 2 minutes' drive to the Lagos Accident and Emergency Rescue Centre, shares boundaries with Lagos State Agricultural Training Institute, Government Technical College, less than 6 minutes' drive to the prestigious Alaro City and Dangote Refinery etc. It Guarantees high Return on Investment (ROI) and definitely a buy and build Estate.

Q4. WHAT TITLE DOES CASA BELLA ESTATE ITOKIN EPE HAVE?

CASA BELLA ESTATE ITOKIN EPE has **Registered Survey and Deed Of Assignment** as Titles.

Q5. IS THE ROAD TO CASA BELLA ESTATE ITOKIN EPE MOTORABLE?

YES. The road to **CASA BELLA ESTATE ITOKIN EPE** is Motorable and highly accessible.

Q6. IS CASA BELLA ESTATE ITOKIN EPE SUBJECT OF ANY COURT CASE OR ENCUMBRANCES?

NO! **CASA BELLA ESTATE ITOKIN EPE** 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?

600SQM and 300SQM.

Q8. WHAT IS THE PAYMENT STRUCTURE PER PLOT SIZE?

(a) Outright payment (0-3 months) **(600SQM, 300SQM)**

(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

(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 OFFICIAL (Instagram), PWAN GLOBAL (Face book) and on our website www.pwanglobalestates@gmail.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.

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, "you 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 **Q18** above.

Q18. ARE THERE RESTRICTIONS ON THE TYPE OF BUILDING I CAN CONSTRUCT IN CASA BELLA ESTATE ITOKIN EPE?

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, 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 ESTATES DEVELOPMENT LIMITED is 100% AML/CFT Compliant. And reports suspicious transactions to the appropriate Authorities.



... In God We Trust

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

Company Seal
(Optional)

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:
 **PWAN GLOBAL ESTATES DEVELOPMENT LIMITED**
1310784428
ZENITH BANK