



The ALEXANDER

ISSELE ASABA

TITLE DEED OF ASSIGNMENT
& REGISTERED SURVEY
COFO IN VIEW

LOCATION: ISSELE ASABA,
ASABA-BENIN EXPRESSWAY,
ASABA, DELTA STATE.

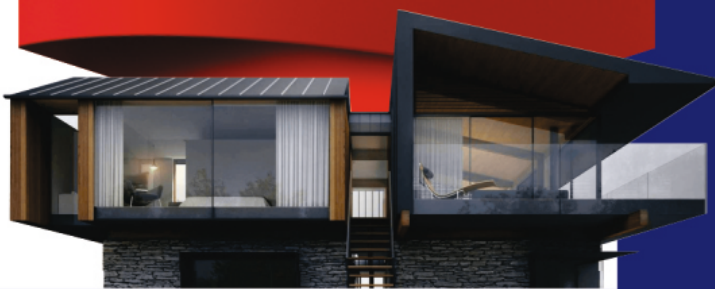


ACTUAL PRICE: **N20M**

OPENING OFFER

N15M PLOT SIZE:
464 SQM

(FREE DOCUMENTATION)



LANDMARKS

- 5 MINS DRIVE FROM THE ASABA INT'L AIRPORT
- 10 MINS DRIVE TO SUMMIT JUNCTION
- BUILT UP AND INHABITED NEIGHBOURHOOD
- LESS THAN 25 MINS TO ONITSHA HEADBRIDGE
- BESIDE EASTERN STEEL COMPANY
- BY FEDERAL HOUSING SCHEME
- OPPOSITE FAMILY HOME ESTATE

ESTATE FEATURES

- | | | |
|--------------------------|--------------------------|-----------------------------|
|
INTERLOCKED
ROADS |
GATED
COMMUNITY |
ELECTRICITY
LIGHT |
|
STREET
LIGHTS |
PIPE BOURNE
WATER |
CHILDREN'S
PLAY AREA |

ALL PAYMENTS SHOULD BE MADE INTO:

**PWAN MAX PROPERTY &
BUSINESS SOLUTIONS LTD - ASABA**

5403905578

TAKE OFF POINT FOR SITE INSPECTION

PWAN MAX ASABA OFFICES

88, ANWAI ROAD, OPP. SQUASH CLUB
JUNCTION, ASABA, DELTA STATE.

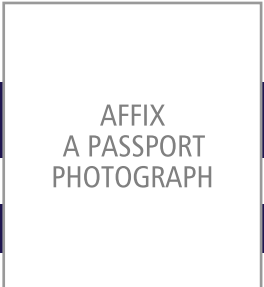
1, AMECHI IYOH WAY, BESIDE CABANA HOTEL
OFF OKPANAM ROAD, ASABA, DELTA STATE.

CONNECT US ON | www.pwanmax.com

* BOOK FOR AN INSPECTION NOW



► SITE INSPECTIONS TAKES PLACE MONDAY TO SATURDAY 10AM TO 2PM



ALEXANDER ESTATE, ASABA | RESIDENTIAL SUBSCRIPTION FORM

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***

IDENTIFICATION CARD TYPE: NATIONAL ID CARD DRIVER'S LICENCE INTERNATIONAL PASSPORT

ARE YOU A POLITICALLY EXPOSED PERSON? YES NO **If YES, what category?**

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 purchase of the land in Alexander Estate, situated, at issele azagba, along asaba expressway, asaba, Delta 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 Industrial Residential/Commercial Residential/Industrial Commercial/Industrial

PAYMENT PLAN: OUTRIGHT PAYMENT 2 MONTHS INSTALMENT Corner piece plot(s) attracts 10% of land cost

Number of plots PLOT SIZE: 464SQM

SIGNATURE OF SUBSCRIBER* _____

NAME* _____

DATE* _____

FOR REFERRAL DETAILS

NAME*

DATE*

PHONE NO

EMAIL

ADDRESS: ASABA OFFICE: 88 ANWAI ROAD, OPPOSITE GOVERNMENT HOUSE, ASABA. DELTA STATE AND NO 1 AMAECHI IYOH WAY, BEHIND HOTEL CABANA, NTA ROAD, OFF OKPANAM ROAD, BY MACDON'S, ASABA DELTA STATE.
EMAIL: info@pwanmax.com **WEBSITE:** www.pwanmax.com

ALL PAYMENT SHOULD BE MADE IN FAVOUR OF
PWAN MAX PROPERTY & BUSINESS SOLUTIONS LTD-ASABA
5403905578

ALEXAXANDER ESTATE.
FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS ALEXANDER ESTATE LOCATED?

A ALEXANDER ESTATE, Issele Azagba is a choice parcel of land situated along Asaba/benin Express way,Asaba. Applicants or their representatives are advised to inspect the site as the company shall not be held liable for claims/issues arising from client's failure to inspect the said property before purchase. Free inspections hold Mondays to Saturdays, from 10 am, and Sundays on special arrangement.

Q2. WHY SHOULD I BUY ALEXANDER ESTATE?

A Alexander Estate is a rolling flat and solid land; strategically located in a built-up and inhabited environment just 5 minutes' drive away from Asaba International Airport, 10 minutes' drive from the heart of Asaba and 25 minutes' drive to Onitsha head bridge. Alexander Estate's welcoming ambience also enjoys proximity to major commercial developments and landmarks. All of these translate huge and fast return on investment.

Q3 WHO ARE THE OWNERS/DEVELOPERS ALEXANDER ESTATE?

A Alexander Estate is a signature project development by the renowned PWAN MAX Property and Business Solutions Ltd.

Q4. WHAT TYPE OF TITLE DOES ALEXANDER ESTATE HAVE?

A Survey and Deed of Assignment. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscriber's payment of title perfection fees to be determined and communicated at a future date.

Q5. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from every known government acquisition or interests and adverse claims.

Q6. WHAT IS THE PAYMENT PLAN?

A Outright payment of 15 million naira for a 464 Sqm plot. However, Outright payment of 10 million naira, payable between **April 15th to April 22nd**, as pre-launch incentive. **With an initial deposit of 5 million naira per plot**, the company reserves the right to consider payment two months after the first instalment of 5million naira. In that regard, the company reserves the right to void or defer/transfer processing of transactions that violate the initial deposit threshold or payments that are made after the official commencement of close of sales. Payment validates subscription even if date on the subscription is earlier than the date of payment.

NB: Non-payment of monthly installment 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 a default charge of 20% of the monthly payment. The company shall reserve the right to review number of plots purchased in the event of payment default, after the company has sent two consecutive notices to subscriber.

Q7. WHAT IS THE SIZE OF THE PLOT?

A 464 SQM

Q8. IS THE ROAD TO THE ESTATE MOTORABLE?

A Yes.

Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A. Alexander Estate comes with **FREE DOCUMENTATION** except development fee which is billed at **N3,000,000** per plot of 464sqm.

Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A A letter of acknowledgement of subscription, receipt of payment, and/or provisional allocation letter for initial deposit; and instalment payment receipts for further instalments. There are regular estate updates for customers to follow the company on its social media handles.

Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

A (a) Completion Payment Receipt, Allocation Notification Letter, Contract of Sales and Plot Allocation Document (b) Deed of Assignment & Survey Plan after physical allocation is done. Allocation document would be issued within three (3) months after payment and physical allocation exercise is carried out. However, this is subject to confirmation of 50% payment of development fees. The company reserves the right to allocate subscribers to a new and nearby scheme/phase of the estate.

Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND IMMEDIATELY?

A Yes, you can do so after physical allocation provided development fee has been paid. Fencing & Gatehouse would be constructed within the first year of introducing the estate, while other infrastructure will commence from the second year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscriber and payment of development fee.

Q13 IS THERE A TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

Yes. There must be evidence of active possession on your land within six months of physical allocation i.e fencing of plot(s). Where an allocated plot is not fenced within the stipulated timeframe, the company reserves the right to reallocate subscriber to another part of the estate or another scheme entirely, because we want the estate to develop fast.

Q14. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A Yes. The estate layout is in sections, and you are expected to build in conformity with the required setback, building control and designated plan for that section i.e., bungalow, block of flats or detached houses (duplex). Note: "Face-me-I-Face-you" (tenement building) and high-rise houses will not be approved by the company and the Lagos State Government.

Q15. CAN I RE-SELL MY PLOT/PROPERTY?

A Yes. Subscribers who have paid for their land in full can re-sell their plot(s). In that event, PWAN Max Property and Business Solutions Ltd would require the seller to furnish the company with details of the new buyer. PWAN Max does not sell on behalf of subscribers.

B 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?

A No, cash payments should ONLY be made to PWAN Max Property and Business Solutions LTD at its designated banks. Otherwise, cheque(s) should be issued in favour of PWAN Max Property and Business Solutions. We shall not take responsibility for any liability that may arise as a result of deviation from the above instruction.

Q17 WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST A REFUND?

A Yes, you can apply for refund only if you have NOT been allocated your plot(s). In the event of a refund, you are required to give the company ninety (90) days' notice to process your 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 40% (administrative fee, logistics, agency fee and others).

Q18. IS PWAN MAX PROPERTY & BUSINESS SOLUTIONS LTD AML/CFT COMPLIANT?

A. Yes

I hereby confirm that I have seen the land and wish to go on with the transaction.

THEREFORE, THE INFORMATION, TERMS & CONDITIONS PROVIDED HERewith ARE ACCEPTABLE AND CONSENTED TO BY ME. I ACKNOWLEDGE THE RECEIPT OF THE SUBSCRIPTION FORM/FAQ. COPY

SUBSCRIBER'S NAME _____

SIGNATURE _____ DATE _____

***If subscriber is a company or business name, two directors or the proprietor respectively must sign the subscription form and attach Form CO7 & certificate of incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a business name, the purchaser is the proprietor trading in the name & style of the business name e.g.- Mr. PWAN MAX (trading in the name & style of xyz).**