



# ZION SMART CITY ESTATE

**CALABAR**

**TITLE: SURVEY PLAN & DEED OF ASSIGNMENT**

**LOCATION: GOODLUCK JONATHAN BYPASS (AIRPORT ROAD) CALABAR**

ESTATE FEATURES:



**BUY 5 & GET 1 FOR FREE.**



**BUY & BUILD OFFER**

**POINT & ALLOCATE!**

**NEIGHBORHOOD:**

- GARMENT FACTORY
- FEDERAL GIRLS COLLEGE, CALABAR.
- DEPT OF STATE SECURITY (DSS HQ)
- MARGARET EKPO AIRPORT, CALABAR.



# N3.9M

**PLOT SIZE 450SQM**

**(DOCUMENTATION INCLUSIVE)**

**INSTALLMENT PAYMENT ATTRACTS 10%**



ALL PAYMENT ARE TO BE MADE IN FAVOUR OF **PWAN PRO REALTORS AND ESTATES LTD.**



**1016082251**



**0514698527**



**5600509617**

SITE VISITATION TAKES PLACE ON: WEEKDAYS **MONDAY-SATURDAY** TIME: 10AM, 12PM

**BOOK FOR INSPECTIONS NOW**



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...simply professional

**OFFICE ADDRESS:**  
PWAN GROUP OFFICE, FORMER BEVERLY HILLS BUILDING MARIAN ROAD CALABAR.

**TYPE OF PLOTS:**  RESIDENTIAL  COMMERCIAL (ATTRACTS 10%)  CORNER PIECE PLOT(S) (ATTRACTS 10%)  
**PAYMENT:**  OUTRIGHT  INSTALLMENT  
**NUMBER OF PLOTS:**  **PLOT SIZE:**  450SQM  
**PAYMENT PLAN:**  0-3 MONTHS  0-6 MONTHS

AFFIX  
A PASSPORT  
PHOTOGRAPH

**SECTION 1: SUBSCRIBER'S DETAILS**

Please complete all fields in black 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/We.....hereby affirm that all information provided as a requirement for the purchase of the land Zion Smart City Calabar Estate Situate at Goodluck Jonathan bypass Airport Road, Calabar, Cross River State, is true and any false or inaccurate information given by me may result in the decline of my application.

**SIGNATURE OF SUBSCRIBER\*** \_\_\_\_\_

**NAME\*** \_\_\_\_\_


**DATE\*** \_\_\_\_\_

**FOR REFERRAL DETAILS**

**NAME\***   
**DATE\***     
**PHONE NO**   
**EMAIL**

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF PWAN PRO REALTORS AND ESTATES LIMITED

 **1016082251**  **5600509617**  **0514698527**

 CDV COURT 1, OPPOSITE CATHOLIC CHURCH OF THE EPIPHANY, OLOGOLO ROAD, LEKKIPENINSULA PHASE 2, LEKKI LAGOS.  [pwanproofficial](#) [pwanpro](#)  
 [www.pwanpro.com](http://www.pwanpro.com)  [pwanpronigeria@gmail.com](mailto:pwanpronigeria@gmail.com)

**Q1. WHERE IS ZION SMART CITY CALABAR ESTATE SITUATED?**

ZION SMART CITY CALABAR is situated at Goodluck Jonathan Bypass Airport Road, Calabar, Cross River State

**Q2. WHO ARE THE OWNERS AND DEVELOPERS OF ZION SMART CITY CALABAR ESTATE?**

PWAN PRO REALTORS AND ESTATES LIMITED owners of ZION SMART CITY CALABAR

**Q3. WHY SHOULD I BUY INTO ZION SMART CITY CALABAR ESTATE?**

ZION SMART CITY CALABAR is situated at a strategic location that enjoys proximity to commercial investment landmarks and developments like the Garment Factory, Federal Girls College Calabar, Dept of State Security (DSS HQ), Margaret Ekpo Airport Calabar etc. It guarantees high Return on Investment (ROI) and definitely a buy and build Estate.

**Q4. WHAT TITLE DOES ZION SMART CITY CALABAR HAVE?**

ZION SMART CITY CALABAR has Registered Survey and Deed of Assignment as Titles

**Q5. IS THE ROAD TO ZION SMART CITY CALABAR MOTORABLE?**

YES. The road to ZION SMART CITY CALABAR is Motorable and highly accessible.

**Q6. IS ZION SMART CITY CALABAR ESTATE SUBJECT OF ANY COURT CASE OR ENCUMBRANCES?**

NO! ZION SMART CITY CALABAR ESTATE 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?**

450SQM

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

- (a) Outright payment (0-3 months) –N3,900,000.00 - (450SQM)
- (b) Installment payment(6 months)-N 4,290,000.00-(450SQM)
- (c) Commercial plot: **10%** cost of the plot (subject to availability)
- (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: **N100,000.00** only per plot (subject to review)
- (b) Survey fee: **N70,000.00** per plot(subject to review)
- (c) Plot Demarcation: **N30,000.00** only per plot(subject to review)
- (d) Development fee: to be communicated (We have not gotten to that stage)

**Q10. AT WHAT STAGE DO I MAKE THE PAYMENTS IN PARAGRAPH Q9 ABOVE?**

Payments are to be made before the physical allocation of the land.

**NB:** None payment of the monthly installments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which result in termination or revocation of the contract/OR attract default charge of 5% of the month payment or 5% of the total balance upon demand, OR 5% of the outstanding payment for every month of default after payment expiration. The company reserves the right to review number of plots purchased in the event of payment default.

**Q11. 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 @PWANPRO OFFICIAL (Instagram), PWAN PRO (Face book) and on our website [www.pwanpro.com](http://www.pwanpro.com)

**Q12. 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.

**Q13. 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.

**Q14. 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.

**Q15. 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.

**Q16. 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.

**Q17. 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.

**Q18. 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 PRO REALTORS AND ESTATES LIMITED**.

**NB:** We will not accept any liability that may arise from deviating from the instruction given in **Q18** above.

**Q19. ARE THERE RESTRICTIONS ON THE TYPE OF BUILDING I CAN CONSTRUCT IN ZION SMART CITY**

**CALABAR 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, detached houses (duplex). Note "Face me -I Face-you' and high-rise houses will not be permitted.

**Q20. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT?**

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

**Q21. 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).

**Q22. IS PWAN PRO REALTORS AND ESTATES LIMITED COMPLIANT TO ALL MONEY LAUNDRY ACTS?**

**PWAN PRO** 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: .....**

