



Ó L A - N M A

# ZION SMART CITY ESTATE

(THE GOLDEN CITY)

**LOCATION:** BEHIND OSHIMILI NORTH LGA HEADQUARTERS, ASABA DELTA STATE.

 **REGISTERED SURVEY & DEED OF ASSIGNMENTS.**



ESTATE FEATURES:



PERIMETER FENCING & GATEHOUSE



6000 ROAD NETWORK



SHOPPING MALL



STREET LIGHTS



24 HOURS TO CLARITY GUARD



CCTV CAMERA 24/7

PRE-LUNCH PRICE FOR 465SQM 

**N1.350M** ACTUAL PRICE — N3M

 **FREE DOCUMENTATION FOR THE FIRST 10 PLOTS**



## PROXIMITY /LANDMARK

- OSHIMILI SOUTH LGA.
- GOVERNMENT HOUSE
- ASABA LEISURE PARK
- FAITH ACADEMY
- BUILDUP ENVIRONMENT
- ASABA OIL MILL COMPANY
- GOVERNMENT SECONDARY
- SCHOOL AKWUKWU



**PWAN PRO**  
...simply professional

CALL US TODAY FOR A FREE INSPECTION.



ALL PAYMENTS ARE TO BE MADE IN FAVOUR OF **PWAN PRO REALTORS & ESTATES LIMITED.**



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

### OFFICE ADDRESS:

CDV COURT 1, OPPOSITE CATHOLIC CHURCH OF THE EPIPHANY, OLOGOLO ROAD, LEKKI PENINSULA PHASE 2, LEKKI, LAGOS.

 pwanproofficial  pwanpro  www.pwanpro.com

### SITE VISITATION TAKES PLACE ON:

WEEKDAYS: MONDAY-FRIDAY  
WEEKENDS: SATURDAY  
TIME: 10AM

**TYPE OF PLOTS:**  RESIDENTIAL  COMMERCIAL (ATTRACTS 10%)  CORNER PIECE PLOT(S) (ATTRACTS 10%)  
**PAYMENT:**  OUTRIGHT  INSTALLMENT  
**NUMBER OF PLOTS:**  **PLOT SIZE:**  464SQM  
**PAYMENT PLAN:**  0-3 MONTHS  0-6 MONTHS

AFFIX  
A PASSPORT  
PHOTOGRAPH

## 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\***

## 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 Ola-nma Zion Smart City is Situate at Akwukwu Igbo Oshimili North LGA, Delta 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**

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**Q1. WHERE IS OLA-NMA ZION SMART CITY LOCATED?**

A. Ola-nma Zion Smart City is Situate at Akwukwu Igbo Oshimili North LGA, In Delta State

**Q2. WHO ARE THE OWNERS/ DEVELOPERS OF OLA-NMA ZION SMART CITY**

?A. PWAN PRO REALTORS & ESTATE LIMITED, a leading real estate company.

**Q3. WHAT TITLE OLA-NMA ZION SMART CITY HAVE ON THE LAND?**

A. Registered Survey & Deed of Assignment

**Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?**

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

**Q5. WHAT IS THE SIZE OF THE PLOT?**

A. 464sqm

**Q6. WHY SHOULD I BUY INTO OLA-NMA ZION SMART CITY**

A. The Estate has a close proximity to Oshimili North Local Government Area and very close to Asaba Leisure Park and in build Environment therefore guaranteeing high ROI.

**Q7. IS THE ROAD TO THE ESTATE MOTORABLE?**

A. Yes, the road to the estate is motor-able.

**Q8. WHAT IS THE PAYMENT STRUCTURE?**

A. (1) Outright Payment: ₦ 1,500,000 (2) 6 Months Installment = ₦ 2,000,000

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

A. Deed of Assignment: **₦100, 000 only per plot** B. Survey Plan Fee: **₦150, 000 only per plot.**  
C. Plot Demarcation: **₦30, 000 only per plot** D. Development levy: **To be communicated later (not yet reach the stage)**

**NB: A default in payment within the specified payment period may result in the following:**

**A.** A 10% interest fee on the outstanding amount. **B.** An upward review of the sale price of the plot(s). **C.** Termination of your subscription to purchased plot(s) in event of two (2) successive defaults.

**Q10. WHEN DO I MAKE THE OTHER PAYMENTS?**

A. Other payments can be made before physical allocation.

**Q11. WHAT WILL THE DEVELOPMENT LEVY BE USED FOR?**

A. It will be used for distribution of energy, roads, drainage and other estate facilities

**Q12. WHAT DO I GET AFTER COMPLETION OF PAYMENTS FOR THE LAND?**

A. Receipt of payment, letter of allocation and contract of sales (after full plot(s) payment). While the Survey and Deed of Assignment is issued after physical allocation.

**Q13. WHEN DO I GET MY ALLOCATION AFTER PAYMENT & WHEN CAN I START BUILDING ON THE LAND?**

A. We give instant plot layout on allocations  
B. After 100% payment for the land and stipulated allocation time.  
C. You can start building on the land after physical allocation.

**Q14. CAN I RE-SELL MY PLOT/PROPERTY?**

- A. YES. A subscriber who has completed payment on their land can re-sell their plot(s). We require you to furnish the company with details of the buyer.
- B. A charge of 10% (Admin Fee) of the land consideration (covering transfer documentation fee) shall be paid to the company by the buyer.

**Q15. CAN I PAY CASH TO YOUR AGENT?**

A. We strongly advise that cash payments or cheque(s) be made to or in favor of **PWAN PRO REALTORS & ESTATES LIMITED** at its designated banks. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

**Q16. Is PWAN PRO REALTORS AND ESTATE LTD compliant to all money laundry acts?**

A. PWAN PRO is 100% AML/CFT compliant. And reports any suspicious transaction to the appropriate authority.

**Q17. 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 limited to build houses on each section based on designated use or plan for that section (Commercial or Residential) i.e. Bungalow, Blocks of flats, Detached houses (duplex). Note, "Face-me-I-face-you" and high-rise houses will not be permitted.

**Q18. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT? CAN I GET A REFUND?**

A. Yes. You can apply for a refund only with the following conditions. In the event of a refund, you are required to give the company ninety (90) days' notice to process your refund 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 and others).

**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.....**

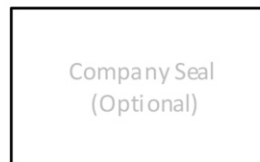
**SIGNATURE .....**

**DATE .....**

- **IF SUBSCRIBER IS A COMPANY OR BUSINESS NAME:**

**NAME OF THE COMPANY/BUSINESS NAME:**

.....



**DIRECTOR.....**

**SECRETARY.....**

**DATE: .....**

**DATE: .....**