

UGONMA ZION *City* ISSELE-AZAGBA

IS APPRECIATING IN PRICE

PRICE REVIEW

NEW PRICE

N8M*

ACTUAL PRICE

N10.5M

**PLOT
SIZE 464
SQM**

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

BRANCH OFFICE ADDRESS:

NO 3. ISOKO DRIVE, OFF NTA
ROAD, ASABA, DELTA STATE





SUBSCRIPTION FORM

TYPE OF PLOTS: ☐ RESIDENTIAL ☐ CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: ☐ INSTANT PAYMENT METHOD ONLY FOR THE PRE-LAUNCH

NUMBER OF PLOTS: **PLOT SIZE:** 464 SQM

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

FOR REFERRAL DETAILS

NAME*

DATE*

PHONE NO

EMAIL

PURCHASERS POLICY FOR UGONMA ZION SMART CITY ESTATE ASABA DELTA STATE NIGERIA.

INTRODUCTION

COMPANY INTRODUCTION:

PWAN PRO REALTORS AND ESTATES LIMITED is a property marketing, information & development company duly incorporated under the laws of the Federal Republic of Nigeria.

We are into the **Real Estate Network Marketing Business**, where we discover affordable lands in fast developing areas, improve, develop and sell to our investors at affordable rates.

We incorporated the network marketing system into Real Estate to enable individuals earn through recruitments as well as introducing others to invest in our properties.

ADDRESS:

CDV Court 1 Opposite Catholic Church of the Epiphany Ologolo Road, Lekki Peninsula ii Lekki, Lagos State Nigeria.

ASABA OFFICE ADDRESS: No. 3 Isoko Drive, off NTA Road, Asaba, Delta State.

VISION:

To discover affordable lands in fast developing areas and make them known to you and also show you how you can make money to buy land and build your own home.

AWARDS: & RECOGNITIONS:

1. REAL ESTATE COMPANY OF THE YEAR, 2021.
2. REAL ESTATE EXCELLENCE AWARD, 2021.
3. REAL ESTATE COMPANY OF THE YEAR 2022.
4. REAL ESTATE NETWORK MARKETING COMPANY OF THE YEAR, 2025.

OTHER ESTATES:

1. ZION RESIDENCE SMART BUILDINGS ORCHID ROAD, LEKKI LAGOS STATE.
2. ZION SMART CITY BY ALARO CITY, LAGOS STATE.
3. ZION SMART CITY POKA EPE, LAGOS STATE.
4. ZION SMART CITY KETU EPE, LAGOS STATE.
5. ZION SMART CITY ITOKIN EPE, LAGOS STATE.
6. ZION COURT 3 LAGOON VIEW ODE-OMI LAGOS STATE.
7. ZION COURT 3 LAGOON VIEW EXTENSION ODE-OMI, LAGOS STATE.
8. ZION COASTAL CITY ILOTI, LAGOS STATE.
9. ZION GARDENS SCHEME 2 EXTENSION ODE-OMI LAGOS STATE.
10. ZION CASTLE WASA, FCT ABUJA.
11. ZION CASTLE 2, IDU, LUGBE 1, AIRPORT ROAD FCT ABUJA.
12. ZION SMART CITY IBUSA, ASABA.
13. ZION SMART CITY PHASE 2, IBUSA ASABA.
14. UGONMA ZION SMART CITY, ISSELE, ASABA.
15. ZION SMART CITY PORT HARCOURT.
16. ZION GARDENS ENEKA, PORT HARCOURT.
17. ZION SMART CITY CITY CALABAR.
18. ZION RIVERVIEW IDUNDU TOWN, CALABAR.
19. ZION SMART CITY UYO.
20. ZION GARDENS, SHELTER AFRIQUE, UYO.
21. ZION GARDENS BENIN, EDO STATE.

22. ZION GARDENS PHASE 2 SAPELE ROAD, BENIN, EDO STATE.

23. ZION GARDENS OWERRI.

24. BILLIONAIRES HUB AWKA.

1. UGONMA ZION SMART CITY ESTATE LOCATION:

UGONMA ZION SMART CITY ESTATE is situate at Ogbe-Utu Quarters, Issele-Azagba at Aniocha, North Local Government Area, Delta State.

2. PROPERTY INSPECTION:

Clients or their representatives are advised to inspect the site, subsequently for the confirmation of appointments made at **PWAN PRO REALTORS AND ESTATES LIMITED** office or with the designated sales representative/realtors/PBOs. Free inspections hold **Mondays to Saturdays**. Take off time is 10am-3pm.

NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the property before purchase, and it is deemed that the property was duly inspected by subscribers and/or their representatives upon payment and signing of this form.

3. ESTATE LANDMARKS

UGONMA ZION SMART CITY ESTATE: enjoys proximity to major government presence & commercial investment landmarks like Okpanam City Gate, NNPC Mega Filling Station, Asaba International Airport, Witchtech Roofing Sheet Company, Graceville International Academy, Ogwashi Uku Polytechnic Junction, and all guaranteeing high Return on Investment.

4. PROPERTY TITLE

[REGISTERED SURVEY AND DEED OF ASSIGNMENT]: The land is free from every known government acquisition or interest and adverse claims. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

5. UGONMA ZION SMART CITY ESTATE COORDINATES:

253 718.340mN

459 450.410mE

6. PLOT SIZE(S)

All plots are 464 sqm, equivalent of 50 x100 ft. However, below are various plots with features that attract additional charges;

- a) Corner-piece plot attracts additional 10% of land cost (where applicable)
- b) Commercial plot (where applicable)
- c) **Special plots:** these are plots fully landscaped and fenced at prime areas in the Estate. There are 2 categories of the special plots
 - I. Standard Special plots: These are the regular plastered dwarf fenced plot with proline and it cost an additional **₦3,500,000** (Three Million Five Hundred Thousand Naira Only) to the price of the plot.

- II. Premium Special plots: these are plastered dwarf fenced with bricks and proline and it cost an additional **N5,500,000** (Five million Five Hundred Thousand Naira only) to the price of the plot.
- III. Special plots are only available on one-off payment. Samples of the various special plots will be seen on site to aid the informed decisions of interested clients.

7. PRICES AND PAYMENT STRUCTURE

(a) The purchase price is payable either in full outright or in instalments as outlined in the schedule below (subject to review and variations):

LAND SIZE	3 MONTHS (OUTRIGHT)	6 MONTHS (INSTALLMENT)
464	ACTUAL PRICE: N8,000,000 Initial Payment: N1,000,000 * Early-bird discount applies to ONLY one-off payment plan only	ACTUAL PRICE: N10,500,000 Initial Payment: N2,000,000 Instalment:

NB: The Company reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.

(b) Non-payment of the monthly instalments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result to the following;

- I. Attract default charge of 5% of the monthly payment or 5% of the total balance upon notice of demand, OR 5% of the outstanding payment for every month of default after payment expiration.
- II. The company reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.
- III. Termination or revocation of the contract and the clause on refund would apply

N/B: In the event that there are no available plot(s) when the subscriber fails to meet the contract term, the subscriber's payment can be transferred to a new phase/estate.

8. OTHER PAYMENTS (Subject to review within 12 months):

- I. Deed of Assignment: N100,000 for 464sqm (per plot)

- II. **Survey Plan Fees: N100,000 for 464sqm (per plot)** (note; N1,000,000 for corporates subscribers)
- III. **Plot Demarcation Fees: N80,000.00** for 464sqm per plot.
- IV. **Plot maintenance: N60,000** for 464sqm per plot only per annum
NB: Plot maintenance fees is charged at a rate of N5000 per plot monthly on undeveloped plot for the periodic clearing and tidiness of each plot.

9. ALLOCATION TIMELINE

Physical allocation would be done in a minimum of three (3) months after completion of payment in order of subscription/payment ***Note: Priority is given to clients who paid one-off over 3 months' outright or 6 months instalment payment plan.***

10. DOCUMENTATION

The following documents will be issued:

- I. Upon payment of initial deposit, a letter of acknowledgement of subscription, receipt of payment for initial deposit would be issued, and also instalment payment receipt(s) for further instalments.
- II. Contract of Sales, Payment Receipt and Payment Notification Letter would be issued upon final payment of the total sum.
- III. Deed of Assignment & Survey Plan within four (4) months of payment **provided that Documentation fee has been paid and physical allocation has been done.**
N/B: In accordance with relevant laws, your Deed of Assignment CANNOT be executed on your behalf except upon production of a duly executed and registered Power of Attorney appointing your representative to execute on your behalf OR in the alternative a duly executed Power of Attorney authenticated by a Court of competent jurisdiction.

12. BUILDING CONTROL RESTRICTION

In the event that the subscriber intends to build, it must be in conformity with the approved layout of the estate development guideline and building restriction below;

- I. The estate layout is in sections and you are limited to build houses/structures on each section based on designated use or plan for that section (i.e. Residential/Commercial) i.e. bungalow, block of flats, semi/fully detached houses (duplex) etc.
- II. Tenement Building and high-rise houses will not be permitted.
- III. All building design must conform to the required set back & building control of the estate and such design would be approved by the company and with Delta State Government afterwards.

13. ESTATE DEVELOPMENT TIMELINE

Primary infrastructure will be provided within the first to second year of introducing the estate infrastructural fee with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscribers and payment of secondary infrastructure fees by subscribers. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels **PWAN PRO** (Facebook & YouTube); **@Pwanpro @pwanproofficial**(Instagram).

14. RESALE/TRANSFER OF PLOT

- I. Subscribers who have paid up on their land can re-sell their plot. However, **PWAN PRO** must be duly notified for proper regularization.
- II. **10%** of the land consideration paid by the subscriber will be payable by/through the subscriber to the Company for transfer/regularization of title/documentation.
- III. The new subscriber shall bear the cost of procuring a new survey plan, title deed, and any other documents as may be required for the transfer, at the prevailing rates at the time of transfer.
- IV. For avoidance of doubt, **PWAN PRO** is not obligated to get a third-party to acquire the interest of the subscribers. We do not resell for subscribers.
- V. In the event that a subscriber wants to transfer his/her subscription from this estate to another estate, a transfer fees of **20%** of the value of the current estate shall be paid as additional consideration.

15. DISPUTE RESOLUTION

It is understood that this transaction is purely civil and contractual in nature and any difference, controversy or dispute arising out of or connected with the terms of this document or any breach thereof which cannot be mutually resolved by amicable discussions between the parties shall be referred to the Delta State Multi Door Court House (DSMDCH) for Mediation to be conducted in accordance with the (DSMDCH) Mediation Guidelines. Unless the parties agree otherwise, the dispute shall be resolved by a sole mediator appointed in accordance with the provisions of the (DSMDCH) Mediation Guidelines. The Mediation shall be held in Delta State, Nigeria. The settlement agreement reached by the parties pursuant to the Mediation shall be final and binding as soon as same is signed by the parties or their representatives. Unless the parties agree otherwise, in the event that the dispute cannot be resolved within 30 (thirty) days of the appointment of the Mediator, the dispute shall be referred to any other dispute resolution mechanism administered by the DSMDCH. By this clause, subscribers agree that petitioning the Police, Economic and Financial Crimes Commission or any other agency tasked with criminal investigations without full recourse to this clause will be deemed a breach of contract on the subscriber's part.

16. SUBSTITUTION CLAUSE

In the event that the vendor is, for any reason beyond their control, unable to deliver vacant and physical possession of the Property described herein the Vendor shall have the right, with written notice to the Subscriber, to allocate/reallocate subscribers to a new or nearby scheme or phase of the estate or a new estate of equivalent market value, size, and location, subject to the Subscriber's reasonable approval. If the Subscriber accepts the alternate property, all terms and conditions of this Agreement shall apply to the substituted property as if it were the original. If the Subscriber does not accept the alternate property within **30 days** of the offer, the Subscriber shall have the right to terminate this Agreement and request a refund. Any such refund shall be subject to the terms outlined in the refund clause of this Agreement.

17. CYBERBULLYING/STALKING

Subscribers accept that publishing malicious content either in print or social media in a way whether intended or not to cause harm and damage to the Company in disregard of the Dispute Resolution Clause can attract civil and criminal liabilities under the laws of the Federal Republic of Nigeria.

18. REFUND POLICY

A refund shall be made if;

- I. The subscriber continuously defaults or fails to complete the purchase sum at the end of the payment plan.
- II. The subscriber decides to discontinue with the subscribed plan upon a written notification to the Company.
- III. The subscriber terminates this Agreement and request a refund
- IV. Where the subscriber continuously violates the terms and conditions of the subscription
- V. The subscriber is required to give the Vendor a minimum of one hundred and twenty days (120) days' written/email notice to process the refund request and a further 60 days if the process isn't completed after the first 120 days
- VI. In the event that a client has physically been allocated, he can no longer request for a refund, hence you can only resell.
- VII. All instances requiring refund as contained in clause Q15(i) & (ii) shall be subject to a 40% (Administrative, Logistics & Agency Fees). For refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

19.DEATH OF SUBSCRIBER

In the event of the death of the Subscriber upon completion or prior to the completion of all contractual obligations under this Agreement, the rights, interests, and liabilities of the Subscriber in respect of the land herein subscribed for shall devolve upon the lawful heirs, next of kin, or personal representatives of the deceased Subscriber, subject to the presentation of valid legal documentation, including but not limited to:

A certified copy of the death certificate;

A letter of administration or grant of probate issued by a competent Nigerian court;

A sworn affidavit of next of kin (where applicable); and

Any other relevant documentation as may be reasonably required by the Vendor.

Upon verification and satisfaction of the Vendor, the Vendor shall recognize and deal with the personal representative(s) or lawful beneficiary(ies) of the deceased Subscriber in respect of all matters arising from this Agreement. However, such recognition shall not relieve the estate of the deceased Subscriber of any outstanding obligations or liabilities incurred prior to death, including unpaid balance(s), fees, or charges due under this Agreement.

20. PAYMENT

All payment should only be made to **PWAN PRO REALTORS AND ESTATES LIMITED** at its designated Bank Accounts. Cheque(s)/bank drafts should be issued in favor of **PWAN PRO REALTORS AND ESTATES LIMITED**. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Note: We are a Nigerian Company and solely transact in the Naira currency, the foreign exchange rate and fluctuation does not apply for all intents and purposes at any time before, during or after this transaction.

DECLARATION

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND CONSENTED BY ME/US AND I/WE ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME SIGNATURE
DATE

NAME **SIGNATURE**

DATE

****If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the subscriber is the Proprietor trading in the name & style of the business name e.g. Mr PWAN PRO (trading in the name & style of Zion Smart City Estates). A company must also attach a board resolution authorizing the purchase.***

Impression of the common seal if subscriber is a company >>>>>>>>>>>>

Subscription form must be signed by two directors or a director & secretary Where subscriber is a company.

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ANTI-MONEY LAUNDERING DECLARATION

PWAN PRO REALTORS AND ESTATES LTD- Declaration relating to the combat against money laundering (AML) and Combating the Financing of Terrorism (CFT)

I/we, ----- (“the client”) (Please insert the natural or corporate name of the above-named client)

Hereby confirms that:

- a. The money paid by me to **PWAN PRO REALTORS AND ESTATES LTD** is not a proceed of crime
- b. **PWAN PRO REALTORS AND ESTATES LTD** and I are subject to and obliged to comply with all relevant laws, regulations, lawful orders or directives relating to the combat against money laundering (AML) and terrorism financing
- c. I ensure and agree to compliance with anti-money laundering laws and regulations regarding the source of funds for the transactions with **PWAN PRO REALTORS AND ESTATES LTD**.
- d. I shall indemnify **PWAN PRO REALTORS AND ESTATES LTD** of any loss or injury suffered either by it or its employee arising from actions of law enforcement agencies including the judiciary.

Signed by the Client or Client’s Representative:

NAME: -----

ADDRESS: -----

SIGNATURE: -----

DATE:-----