

ZionVille **BENIN** ESTATE

(EDO NI IMOSE)

UPPER AIRPORT ROAD,
UREGHIN COMMUNITY,
OREDO LGA, EDO STATE

ESTATE FEATURES:

-  GOOD ROAD NETWORK
-  STREET LIGHT
-  SHOPPING MALL
-  GATED FENCE
-  24 HOURS SECURITY GUARD
-  24 HOURS WATER SUPPLY & TREATMENT PLANT
-  CCTV CAMERAS
-  SMART BUILDINGS
-  SMART TECHNOLOGIES

PROXIMITY/LANDMARK

- BENIN INTERNATIONAL AIRPORT
- BENIN OGBA ZOO
- NNPC COMPLEX
- NPDC OFFICE
- NIGERIAN CORRECTIONAL SERVICE

PRE LAUNCH PRICE:

N4.5M 464 SQM



FREE DOCUMENTATION



**REGISTERED SURVEY &
DEED OF ASSIGNMENTS**



OFFICE ADDRESS:
21 BENONI HOSPITAL ROAD, OFF
AIRPORT ROAD OPP. NDIC OFFICE,
GRA BENIN CITY EDO STATE

**PWAN
PRO**
...simply professional

SITE VISITATION TAKES PLACE ON:
WEEKDAYS: MONDAY-FRIDAY
WEEKENDS; SATURDAY
TIME; 10AM

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

0514698527
5600509617
1016082251

Zionville ESTATE
SUBSCRIPTION FORM BENIN

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.

[illegible]

NAME OF SPOUSE*	
(If Applicable)	
Surname	Other Names

[illegible]

DATE OF BIRTH* GENDER * MALE ☐ *FEMALE ☐

MARITAL STATUS*									NATIONALITY								
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[illegible][illegible]

EMAIL ADDRESS*

[illegible]

SECTION 2: NEXT OF KIN

NAME		ADDRESS
PHONE NUMBER		
MAIL ADDRESS		

I hereby affirm that all information provided as a requirement for the purchase of Land in Zion Ville Estate Benin suited at Upper Airport Road Ureghin Community, Oredo Local Government Area, Edo State is true and any false or information given by me may result in the decline of my application.

***TYPE OF PLOT:** Residential ☐ Commercial plot (attracts 10%) ☐ Number of plots PLOT SIZE: ☐ 900 SQM ☒ 450 SQM ☐

PAYMENT PLAN: Outright ☐ 6 Months ☒ ☐ Corner piece plot(s) attracts 10% of land cost

NOTE: Fill your names and contacts as you want it to appear. Correction afterwards attracts N10, 000 admin charge.

How Did You Hear About Us? Website ☐ TV/Radio ☐ Referral ☐ Others ☐

SIGNATURE OF SUBSCRIBER* _____

NAME* _____

DATE* _____

FOR REFERRAL DETAILS

[illegible]

DATE*

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--	--

--	--	--	--

PHONE NO

[illegible]

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



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



1016082251



5600509617



pwanpronigeria@gmail.com  www.pwanpro.com



ZION VILLE ESTATE, BENIN.

FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS OF PURCHASE

Q1. Where is ZION VILLE ESTATE, BENIN?

A. ZION VILLE ESTATE, BENIN is an undeveloped parcel of land situated in Upper Airport Road Ureghin Community, Oredo LGA, Just a few minutes to benin airport

Q2. Who is the owner and promoter of the Estate? PWAN PRO REALTORS AND ESTATES LIMITED

Q3. What type of Title does ZION VILLE ESTATE; BENIN have on the land?
Survey and Deed of Assignment.

Q4. Is the road to the Estate motorable?

A. Yes, the road to the estate is motorable.

Q5. Can I pay a deposit and pay balance anytime within the duration of tenure chosen?

A. After the payment of the initial deposit you are expected to pay the balance monthly. Non completion of payment as at when due (chosen plan) will be treated as fundamental breach of contract and will attract N10, 000 per plot monthly afterwards.

Q6. Apart from the payment for the land, do I make any other payment(s)?

A. the full payment of the land includes Documentation fees.

Q7. At what stage will I have to make these payments and how much each?

A. Payments should be made before the physical allocation.

Q8. 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.

Q9. What will the development levy be used for?

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

Q10. When will my plot(s) be allocated to me?

A. After 100% payment for the land and stipulated allocation time.

Q11. Can I start building on the land now?

A. You can start building on the land after Physical Allocation, while fencing and estate development is going on.

Q12. Is there any time limit to commence work on my land after allocation?

A. No. But you will be responsible for clearing your plot(s) after physical allocation. Note: A cost of N50, 000.00 per plot will be charged if left and done by us when proper development of the estate commences.

Q13. Can I re-sell my plot/property?

A. Yes. Though, PWAN PRO can buy back plots from subscribers who have paid up on their land or assist to get a buyer. A charge of 10% (admin fee) would be charged from the current purchase or selling price in either cases.

Q14. Can I pay cash to your Agent?

A. While we are not discrediting anybody, we strongly advise that cash should be paid into the company's account only. Otherwise, cheque should be issued in favor of PWAN PRO REALTORS AND ESTATES LTD. We would not accept any responsibility for any liability that may arise as a result of deviation from the above instruction.

Q15. What is the size of the plot?

A. 450sqm (50 BY 100).

Q16. 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.

Q17. What happens if I cannot continue with the payment or have completed payment? Can I get a refund?

A. Yes. You can apply for a refund with 90-days' notice to process your refund request and a 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.

Q18. 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.

Therefore, the information provided, FAQ and terms herewith is accepted and consented by me. I acknowledged receiving a copy of it.

Buyer (Name, Signature & Date)