



CHAMPIONS PARADISE

 ASABA

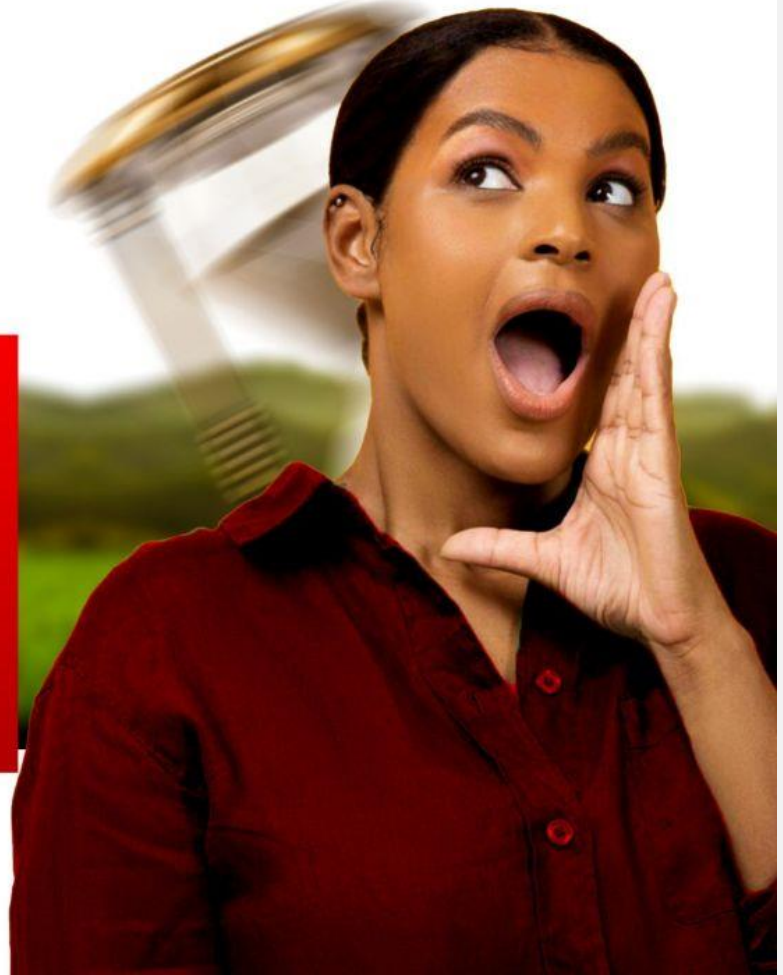
SELLING PRICE

~~N1.999M~~

464SQM

N3.999M

 **Office Address:** 10b Muritala Eletu Street,
Besides Mayhill Hotel Osapa London,
Lekki Phase 2.



FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS OF PURCHASE

Q1. Where is CHAMPIONS GARDEN EREDO?

A. **CHAMPIONS PARADISE ASABA** is an undeveloped parcel of land situated at, **Azagba Ogwashi Uku Town, Aniocha South L.G.A, Delta State.**

Q2. Who is the owner and promoter of the CHAMPIONS GARDEN EREDO?

PWAN CHAMPION REALTORS AND ESTATE LIMITED a member of the PWAN GROUP and an affiliate company of PWAN PRO REALTORS AND ESTATES LIMITED.

Q3. What type of Title does CHAMPIONS GARDEN EREDO have on the land?

Registered Survey & 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 10% per plot afterwards.

Q6. What is the payment structure?

- I. Outright Payment (0-3 months) of N2,000,000 for 300sqm and N4,000,000 for 600sqm.
- II. Instalment Payment for 6 months N2,200,000 (300 sqm) and N4,400,000 (600 sqm).
- III. Instalment Payment for 12 N2,400,000 (300 sqm) and N4,800,000 (600 sqm).
- IV. Commercial plot: 10% cost of plot (subject to availability)
- V. Corner piece plot: 10% cost of plot (subject to availability)
- VI. Change/correction of information: N10, 000 charges (subject to review)
- VII. Transfer of Ownership: 10% of land cost.

Q7: other Payments do I make apart from the payment for the Land?

- I. Deed of Assignment: N250,000 per plot
- II. Survey Plan Fee: N250,000 per plot
- III. Plot Demarcation: N100,000 per plot
- IV. Development Fee: To be communicated later (not yet determined)
- V. Documentation fee is inclusive only on outright payment plan

Q8. At what stage will I have to make these payments and how much each?

A. Payments should be made before the physical allocation.

Q9. 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.

Q10. What will the development levy be used for?

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

Q11. When will my plot(s) be allocated to me?

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

Q12. 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.

Q13. 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 N30, 000.00 per plot will be charged if left and done by us when proper development of the estate commences.

Q14. Can I re-sell my plot/property?

A. Yes. A subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN CHAMPION REALTORS AND ESTATE LIMITED would require you (the seller) to furnish the company with details of the new buyer and co-sign a transfer of ownership form with the new buyer. PWAN CHAMPION REALTORS AND ESTATE LIMITED does not sell on behalf of subscribers.

B. 10% of the land consideration will be payable by the new buyer directly or through you to the company for the transfer of Title Document.

Q15. 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 CHAMPION 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.

Q16. What is the size of the plot?

A. 464sqm.

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.

Buyer (Name, Signature & Date)

Q18. 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.

Q19. Is **PWAN CHAMPION REALTORS AND ESTATE LIMITED** compliant to all money laundry acts?

A. PWAN CHAMPION 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.

NAME:

DATE:

SIGN: