



OTULU, ASABA

REGISTERED SURVEY &
DEED OF ASSIGNMENT

DON'T MISS OUT
on an opportunity to become a
LANDLORD!



PWAN ZION REALTORS AND INVESTMENT LTD.



1311274083



1306395308

OFFICE:

OBINNA JUNCTION, BESIDE BIGGY KITCHEN,
BY MIDWIFERY MARKET, OFF OKPANAM ROAD, ASABA.

infopwanzion@gmail.com



PWAN ZION



www.pwanzion.com

FOR MORE INFO, KINDLY CALL:



AFFIX A PASSPORT PHOTOGRAPH

Please complete all fields in block letters. Fields marked with asterisks (*) are mandatory. Tick boxes where appropriate.

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ZENITH 1306395308



FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS

**Q1: WHERE IS DESTINY CITY PHASE 2?**

Destiny City Phase 2 is located in Ubulu-Okiti/Otulu, Delta State.

Q2: WHO ARE THE OWNERS/DEVELOPERS OF DESTINY CITY PHASE 2?

PWAN ZION REALTORS AND INVESTMENT LTD, a Leading Real Estate company with office in Obinna Junction Beside Biggy Kitchen by Midwifery, Off Okpanam Road, Asaba.

Q3: WHAT TYPE OF TITLE DOES DESTINY CITY PHASE 2 HAVE ON THIS LAND?

REGISTERED SURVEY AND DEED OF ASSIGNMENT.

Q4: ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from any known Government acquisition or interest or adverse claims.

Q5: WHAT IS THE PAYMENT STRUCTURE?

Outright Payment (3 months): **N3M**

Instalment Payment (6 months): **N3.3M**

Instalment Payment (12 months): **N3.6M**

Q6: WHAT IS THE SIZE OF THE PLOT?

464 SQMS

Q7: IS THE ROAD TO THE ESTATE MOTORABLE?

YES, the road is motorable and maintained by PWAN ZION.

Q8: WHEN DO I MAKE OTHER PAYMENTS AFTER COMPLETING PAYMENTS FOR THE LAND?

50% of Development Fee shall be paid before commencing Construction Work on the land, while the remaining 50% shall be paid within one year of commencing work on site.

Q9: WHAT DO I GET AFTER INITIAL PAYMENT DEPOSIT?

Starters Pack comprising of a letter of acknowledgement of subscription and receipt of payment.

Q10: WHAT DO I GET AFTER COMPLETING PAYMENT OF THE LAND?

(i) Completing Payment Receipt, Contract of Sale and Allocation Notification Letter

(ii) Survey plan will be issued after Physical Allocation is done.

(iii) Deed of Assignment will be issued after all the outstanding payments are done.

Q11: CAN I START CONSTRUCTION OR BUILDING ON THE LAND?

You can start building on the land after Physical Allocation, while fencing and Estate Development is going on.

Q12: IS THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

YES. The estate's layout is in sections and you are limited to build houses on each section based.

Q13: CAN I RE-SELL MY PLOT/ PROPERTY?

YES. Subscribers who have paid out their land (in full) can re-sell their plot(s). PWAN ZION Realtors and Investment Limited would require the seller to furnish the company with the details of the buyer. A charge of 10% of the land consideration (covering Transfer Documentation Fee) shall be paid to the company by the buyer.

Q14: CAN I PAY CASH TO YOUR AGENT?

We strongly advice that cash payment should ONLY be made to PWAN ZION Realtor and Investment Limited at its designated banks. Otherwise, cheque(s) should be issued in favour of PWAN ZION Realtor & Investment Limited.. **WE SHALL NOT ACCEPT ANY RESPONSIBILITY FOR ANY LIABILITY THAT MAY ARISE AS A RESULT OF A DEVIATION FROM THE WHOLE INSTRUCTION**



FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS



Q15: WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT?

CAN I REQUEST FOR A REFUND?

You can apply for a refund only if you have not been allocated your plot(s). In the event of the 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 than 40% (Administrative Fee and Others).

Q16: HOW DO I PAY FOR PERFECTION OF TITLE?

The cost of title such as Governor's Consent shall be borne by the subscriber.

Q17: WHAT IS THE TOPOGRAPHY OF THE LAND?

It is a dry and table land.

Q18: WHAT OTHER PAYMENT DO I MAKE APART FROM PAYMENT OF THE LAND?

Development Fee: 1.5M per plot of 464sqm (Subject to Review). Development fee covers the following:

- (i) Drainage Construction
- (ii) Electrification
- (iii) Creation of Good Road and Network
- (iv) Land scaping

Documentation Fee: N500,000 (Survey Fee, Deed of Assignment and Plot Demarcation) Price of Land: N3M

I hereby confirm that seen the land and ready to go on with the transaction.

THEREFORE, THE INFORMATION PROVIDED, TERMS & CONDITIONS HERewith IS ACCEPTABLE AND CONSENTED BY ME. I ACKNOWLEDGE RECEIVING A COPY OF IT.

SUBSCRIBER'S NAME _____

DATE _____

SIGNATURE _____

All payment should be made in favour of
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