

Buckingham Court

BY  *Oga Landlord*

ASABA



ISSELE AZAGBA,
ASABA, DELTA
STATE.



**C OF O &
REGISTERED
SURVEY**

**465
SQM**

ACTUAL PRICE

~~N10M~~

SELLING PRICE

N8M



Eco-Friendly



Leisure



24/7 Security




Green Area



Fenced

ALL PAYMENTS SHOULD BE MADE IN FAVOUR:
PWAN LEKKI BUSINESS CONCERNS LTD.

1374478842  **1016851329**

LAGOS OFFICE: DN DANJUMA HOUSE, OLOKONLA BUS-STOP, OPP. READINGTON SCHOOL, LEKKI-EPE EXPRESSWAY, AJAH, LAGOS.

ASABA OFFICE: LINIPIS MALL OPP GLOBUS BANK OKPANAM RD, ASABA.

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

PAYMENT: OUTRIGHT INSTALLMENT

NUMBER OF PLOTS: **PLOT SIZE:** 465SQM

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling this form will attract correction fees.

AFFIX
A PASSPORT
PHOTOGRAPH

SECTION 1: SUBSCRIBERS DETAILS

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others _____

NAME:

DATE OF BIRTH: GENDER* MALE FEMALE

ADDRESS

(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)

ROAD/STREET

TOWN/CITY/DISTRICT/STATE*

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

MARITAL STATUS* NATIONALITY*

TELEPHONE NUMBER* POSTAL CODE*

MOBILE NUMBER*

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

IDENTITY PROOF NAME

PHONE NUMBER

ADDRESS PROOF*

ADDRESS

EMAIL ADDRESS

SECTION 3: SUBSCRIBER'S DECLARATION

I, _____ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____

NAME* _____

Note* subscriber has to sign before an authorized PWAN PLUS personnel.

FOR REFERRAL DETAILS

NAME*

DATE

PHONE NO

EMAIL

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS



Q1. WHERE IS BUCKINGHAM COURT BY OGALANDLORD?

BUCKINGHAM COURT is located at Issele Azagba, Asaba, Delta State. Applicants or their representatives are advised to inspect the site, subsequent to confirmation of appointments made at PWAN LEKKI BUSINESS CONCERN LIMITED office or with the designated sales representative. Free inspections hold Mondays to Saturdays. Take off time is by 10am prompt NB: The Company shall not be held liable for claims/issues arising from client's inability/failure to inspect the said property before purchase.

Q2. WHY SHOULD I BUY BUCKINGHAM COURT BY OGALANDLORD?

BUCKINGHAM COURT enjoys proximity to major government presence & commercial investment landmarks such as Issele Azagba City Gate, Wichtech Gerald Company, Azagba Mixed Secondary School, Asaba Airport, Ogwashi Ukwu Polytechnic, Federal Housing Estate, Issele Azagba ETC. guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF BUCKINGHAM COURT BY OGALANDLORD?

PWAN LEKKI BUSINESS CONCERNS LIMITED which is located at DN. Danjuma House, Opposite Readington American Shool, Olokonla Bus-stop, by LBS, Lekki-Epe Expressway, Ajah Lagos.

Q4. WHAT TITLE DOES BUCKINGHAM COURT BY OGALANDLORD HAVE?

CERTIFICATE OF OCCUPANCY C OF O

Q5. WHAT ARE THE COORDINATES OF BUCKINGHAM COURT BY OGALANDLORD?

Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q7. WHAT PLOT SIZE(S) IS AVAILABLE?

465sqm per plot

Q8. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

- (i) Outright payment (0-3 months)-N8,000,000 (465sqm) with minimum initial deposit of N3,000,000 (SUBJECT TO REVIEW)
- (ii) 6 months' installment- Ng,000,000 (465sqm) with minimum initial deposit of N3,000,000 (SUBJECT TO REVIEW)
- (iii) 12 months' installment- N10,000,000 (465sqm) with minimum initial deposit of N2,500,000 (SUBJECT TO REVIEW)

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.

- (iv) (i) Corner-piece plot attracts additional 10% of land cost
- (ii) Commercial plot attracts additional 10% of land cost
- (v) (e) Non-payment of the monthly installments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which may result in termination or revocation of the contract/OR attract default charge of 5% of the month payment or 5% of the total balance upon demand.

NOTE: After 5 months of the expiration of the installment contract, the company reserves the right tire-initiate the contract/cost of the property based on the prevailing rate of the Estate.

Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable.

Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND? (Subject to review within 12 months)

- (a) Development Fee will be determined later

N/B: In the event that there is an unavailability of plots at the time of subscription /payment, one can be transferred to a new phase.

Q11. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Allocation Document would be issued within three (3) months after payment and physical allocation to be done during the annual dry season in order of subscription upon confirmation of 50% payment of development fees. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Development fees should be paid either on outright upon demand. Installment payment of development fees will attract surcharges.

Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgement of subscription, receipt of payment and installment payment receipt(s) for further installments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels PWAN Lekki (Facebook); @pwanlekkilt (YouTube & Instagram).

SUBSCRIBER'S NAME.....SIGNATURE.....DATE.....

Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

(a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document

Q15. WHAT IS THE ESTATE DEVELOPMENTAL PLAN?

- Developmental plan is in two phases
 1. Fencing and gatehouse construction which will happen within the first 1 - 2 years of the introduction of the Estate.
 2. Other infrastructural development in line with general development in the area.

Q16. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

You can start building on the land after Physical Allocation provided there is satisfactory evidence of possession of plots by subscribers and payment of developmental fees.

B. Please select your proposed timeline for commencing building/development on your plot:

6 MONTHS
 1 YEAR
 2 YEARS
 3 YEARS

Q17. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?

Yes. There must be evidence of active possession on your land within six months of physical allocation i.e. fencing of plot(s). Where an allocated plot is not fenced within the stipulated timeframe, the Company reserves the right to reallocate the subscriber to another area of the estate in favor of those ready to develop.

Q18. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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, Block of Flats, detached houses (duplex). Note "Face-me-I –Face – you" (Tenement Building) and high-rise houses will not be permitted. 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.

Q19. 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 LEKKI BUSINESS CONCERNS LTD would require you (the seller) to furnish the company with details of the new buyer. PWAN LEKKI BUSINESS CONCERNS LTD does not sell on behalf of subscribers.

B. 10% of the land consideration paid by you will be payable by the new buyer directly or through you to the Company for Transfer of Title Documentation.

Q20. CAN I PAY CASH TO YOUR AGENT?

We strongly advise that cash payments should only be made to PWAN LEKKI BUSINESS CONCERNS LTD at its designated Banks. Otherwise, cheque(s)/bankdrafts should be issued in favour of PWAN LEKKI BUSINESS CONCERNS LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q21. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN I GET A REFUND?

Yes, you can apply for refund only if you have not been allocated your plot(s). In the event of a Refund, you are required to give the Company 120 days' written/email notice to process your refund request and a further 60 days if the process isn't completed after the first 120 days. The refund shall be processed and paid less 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.

Q22. WHAT HAPPENS IF YOU WANT TO INSPECT THE SITE AFTER ALLOCATION?

If after allocation and a client wants to inspect the site one more time, it attracts a fee of N30,000

Q23. WHAT HAPPENS IF YOU WANT A TRANSFER OF OWNERSHIP?

Change of ownership attracts 10% of the land cost.

Q24. WHAT HAPPENS IF YOU WANT TRANSFER OF OWNERSHIP

Change/Correction of Name(s) attract N20,000 charges (subject to review)

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

NAME SIGNATURE DATE

NAME SIGNATURE DATE

Yours Faithfully,
For: **PWAN Lekki Business Concerns Ltd**



AUTHORISED SIGNATORY

AUTHORISED SIGNATORY

