



AFFIX
A PASSPORT
PHOTOGRAPH

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

NAME*		
Mr.	Mrs.	Miss.
Surname	Other Names	

NAME OF SPOUSE*

(If Applicable)	Surname	Other Names
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[illegible]

DATE OF BIRTH* GENDER* MALE ☐ FEMALE ☐

MARITAL STATUS* NATIONALITY*

OCCUPATION EMPLOYER'S NAME

[illegible][illegible]

TELEPHONE NUMBER* MOBILE NUMBER*

NAME	<input type="text"/>	ADDRESS
PHONE NUMBER	<input type="text"/>	
EMAIL ADDRESS	<input type="text"/>	

I.....hereby affirm that all information provided as a requirement for the land in Diamond Crest Estate located Along Umuezebo Ogbeowele, Opp. Admiralty University, Ibusa, Delta State, is true and any false or inaccurate 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: ☐ 464 SQM

PAYMENT PLAN: ☐ 3 Months ☐ 6 Months ☐ 12 Months ☐ Corner piece plot(s) attracts 10% of land cost

SIGNATURE OF SUBSCRIBER* _____

NAME* _____ DATE* _____[illegible]

OFFICE ADDRESS: **LINPIS MALL BESIDE HOME CARE SUPERMARKET OPP DOMINO'S PIZZA OKPANNAM ROAD, ASABA, DELTA STATE.**

✉ info@pwandiamond.com 🌐 www.pwandiamond.com

All payments should be made in favour of:
PWAN DIAMOND REALTORS & DEVELOPMENT

121 1659777



DIAMOND CREST ESTSTE, IBUSA ASABA

FREQUENTLY ASKED QUESTION / TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS DIAMOND CREST ESTATE, IBUSA, ASABA?

Diamond Crest Estate is an undeveloped parcel of land located at Umuezebo Ogbeowe, Opposite Admiralty University, Ibusa, Asaba Delta State.

Q2. WHO ARE THE OWNERS /DEVELOPERS OF DIAMOND CREST ESTATE?

PWAN DIAMONDS, An Affiliate of **PWAN GROUP** Located at Linpis Mall beside Home Care supermarket opposite Globus Bank along Okpanam Road Asaba.

Q3. WHAT TYPE OF TITLE DOES DIAMOND CREST ESTATE HAVE ON THE LAND?

Registered Survey & Deed of Assignment.

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from every known government interests or adverse claims.

Q5. WHAT IS THE PAYMENT STRUCTURE?

Outright payment of N1,500,000 only per 50/100 (464sqm) and **N3,000,000** only per 100/100 (928sqm)

12 months installment for **N2,000,000** only per 50/100 (464sqm)

N.B.: Non – Payment of the monthly instalment as at when due shall be treated as a fundamental breach of the contract which shall result in the termination or revocation of the contract/ OR attract default charge of 10% of the month payment.

Q6. WHAT IS THE SIZE OF THE PLOT?

464sqm(50 by 100)and 928sqm(100 by 100).

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes. The road to the Estate is motorable and is maintained by **PWAN GROUP**.

Q8. WHAT OTHER PAYMENT DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

Deed of Assignment: N200,000 only per plot

Survey Fee: N150,000 only per plot(Survey Plan with Company's name attracts extra charges)

Plot Demarcation: N50,000 only per plot

Development Fee: N500,000 only per plot. Development fee covers the following: (1) Drainage Construction (2) Electrification

(3)Creation of good road network (4) Landscaping & beautification & (5) Special amenities

Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

(1) Deed of Assignment, Registered Survey Fee and Plot Demarcation payment can be made immediately.

(2) A minimum of 25% of the Development fee must be paid before the client starts building

Q10. WHAT DO I GET AFTER THE INITIAL PAYMENT DEPOSIT?

Starters pack comprising a letter of acknowledgment of subscription, receipt of payment.

Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

Completion Payment Receipt, Contract of Sales & Allocation Notification Letter (a) Deed of Assignment & Survey Plan after Physical Allocation is done.

Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

You can start building on the land after physical allocation, while fencing and Estate development is going on, after a minimum of 25% down payment of Development fee.

Q13. 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 approved by the company and with Delta State Government afterwards.

Q14. CAN I RE-SELL MY PLOT/PROPERTY?

Yes. Subscribers who have paid up for their land (in full) can re-sell their plot(s). PWAN DIAMOND would require the seller to furnish the Company with 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.

Q15. CAN I PAY CASH TO THE AGENT?

We strongly advise that cash payment should ONLY be made to **PWAN DIAMOND Realtors &development Ltd** at its designated Banks. Otherwise, cheque(s) should be issued in favor of **PWAN DIAMOND Realtors &development Ltd**, We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q16. WHAT HAPPENS IF I CAN NOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR 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 Ninety (90) days' notice to process your refund request and a further Sixty (60) days if the process is not completed after the first Ninety (90) days. The refund shall be processed and paid less 40% (Administrative Fee and Others).

SUBSCRIBER'S NAME _____

SIGNATURE _____

DATE _____