



To:

The Officer-in-Charge
Economic and Financial Crimes Commission (EFCC)
Lagos Zonal Office
No. 15A, Awolowo Road
Ikoyi, Lagos
Nigeria
Email: info@efcc.gov.ng

CC:

The Managing Director
PWAN Group
Floor 1 to 5, Puri Mall Building
Km 25, Lekki-Epe Expressway
Opposite Lagos State University (LASU)
Oko Ado, Ajah, Lagos State
Nigeria
Email: info@pwangroup.com, pwanpronigeria@gmail.com

PETITION AGAINST PWAN MAX ABUJA FOR FRAUDULENT SALE OF LAND TO THE TUNE OF 10 MILLION NAIRA, FAILURE TO REFUND, AND BREACH OF CONTRACTUAL OBLIGATIONS

DETAILS:

In 2022, I and several of my colleagues purchased land from **PWAN MAX Abuja**, a subsidiary of the PWAN Group. Full payment was made in good faith after the company marketed and sold the land as a valid and available property.

Shortly after payment, we discovered that the land in question was under litigation involving the previous owner. This critical fact was never disclosed during the sales process.

Following a series of complaints, a meeting was eventually held, which included representatives of PWAN MAX, the previous landowner, and affected buyers. During the meeting, we were informed that the case had been concluded in court and that the land in question **legally belonged to the Federal Ministry of Science and Technology**—a federal government agency. This confirmed that PWAN MAX had sold land that they had **no legal right to sell**.

In response, PWAN MAX promised to allocate an alternative property to affected buyers. However, **three years later**, no land has been allocated, and no refund has been issued. Despite multiple attempts to contact the Managing Director, **Mr. Augustine Onwumere**, he has consistently refused to take calls or respond to emails.

This experience has caused immense emotional, financial, and psychological distress. The conduct of PWAN MAX Abuja is unethical, fraudulent, and exploitative. It is now evident that the company may have acted with **intent to defraud**.

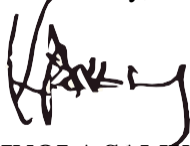
SUMMARY OF PAYMENTS & TIMELINE:

- **Year of purchase:** 2022
- **Location:** Abuja
- **Amount paid:** 10 Million Naira
- **Nature of issue:**
 - Land was sold while under legal dispute
 - Court judgment confirms it is Federal Government property
 - No allocation, no refund
 - MD has become unreachable

RELIEF SOUGHT:

1. Immediate **full refund** of the amount paid for the property.
2. Investigation and regulatory action against PWAN MAX Abuja and the PWAN Group for fraudulent land sales.
3. Criminal prosecution where applicable, for misrepresentation and breach of trust.
4. Public exposure to warn and protect other unsuspecting buyers from falling victim to similar schemes.

Yours faithfully,



AKINOLA SAMUEL ELUYEFA ESQ

Principal Partner/Investor Partner

ELUYEFA CHAMBERS

On behalf of the Alleged Petitioner



OFFICE: Km42, Ibeju-Lekki Expressway Opposite Children's Place Plaza,
By Afra Bus Stop, Sangotedo, Alimosho, Lagos
Tel: +234-8180000652, +234-8180000637
Email: pwanmaxproperties@gmail.com

Sales Receipt

Sold To:



Date: Jan 20, 2022

Receipt #:

REC-1234/2022-1000

File #:

FILE-1234/2022-1000

Comment:

Payment Method	Reconciling Bank	Quantity	Estate	Duration
Outright	Fidelity Bank Plc	1	The Palms Residence Abuja- Fct	6Mths
Description				Line Total
Being Initial payment for One(1)plot of Land at The Palms Residence Abuja-Fct				N 10,000,000.00
Amount in words: Ten Million Naira and Zero Kobo				Subtotal N 10,000,000.00
				Tax N 0.00
				Total N 10,000,000.00
Additional Information;				
Total Amount:		N 18,000,000.00		
Outstanding Balance:		N 8,000,000.00		
Size per Plot:		450Sqm		

FOR PWAN Max Properties and Business Solution
Habeeb Sherifdeen
Signature



📍 OJ AND MARC BUSINESS COMPLEX, KM 42
LEKKI EPE EXPRESSWAY, OPPOSITE CHILDREN'S
PLACE PLAZA, BY ALFA BUS STOP, AJAH LAGOS
☎ 08180000652, 07064000761,

January 20th, 2022

[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir,

LETTER OF ACKNOWLEDGEMENT

This is to acknowledge the receipt of your payment of **₦10, 000,000.00 (Ten Million Naira)** only, being initial- payment for **One (1) Residential plot of land measuring 450sqm at The Palms Residences Abuja FCT, Situated at Lugbe Opposite Shoprite FCT Abuja.**

The total cost of the plot as at the date of this payment is **₦18, 000,000.00(Eighteen Million Naira)** only, for Twelve months scheme.

The expected balance is **₦8, 000,000.00(Eight Million Naira)** only.

You are expected to pay **₦ 1,600,000.00(One Million, Six Hundred Thousand Naira)** monthly before the end of Five months, starting from the month of February 2022, which is to offset the remaining balance of **₦8, 000,000.00(Eight Million Naira)** only.

(Note that any default in your payment shall attract extra charges).

Thank you very much for subscribing to **THE PALMS RESIDENCES** through **PWAN Max Property and Business Solution.**

Yours sincerely,

NWAIGWE FRANKLIN
Business Development Manager
FOR: PWAN Max Property and Business Solution