



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@pwanngroup.com, pwanpronigeria@gmail.com

PETITION AGAINST MAZ HEIGHTS ESTATE, OKOSOKO, IBEJU-LEKKI FOR LAND FRAUD – ₦1,500,000 SCAM WITHOUT ALLOCATION

We write to formally petition against the sellers or promoters of **Maz Heights Estate**, located in **Okosoko, Ibeju-Lekki, Lagos State**, for fraud, criminal breach of trust, and failure to allocate land after full payment was made.

FACTS OF THE CASE:

- The petitioner purchased **one plot of land** at **Maz Heights Estate**, Okosoko, Ibeju-Lekki for the sum of **₦1,500,000**.
- The payment was made in full with the expectation of receiving **allocation and legal documentation**.
- Since the payment, the petitioner has received **neither allocation nor documentation**, and repeated efforts to engage the sellers have failed.
- This failure amounts to a **land scam**, particularly common in areas where buyers are misled with false promises of development and ownership.

APPLICABLE LEGAL BREACHES:

The actions of the sellers/promoters of Maz Heights Estate constitute:

- **Advance Fee Fraud** – Taking money under false pretenses without delivering land (Criminal Code Section 419).
- **Breach of Contract** – Failure to allocate land as agreed.
- **Criminal Breach of Trust** – Misappropriation of funds meant for land ownership (Section 312).
- **Violation of Consumer Protection Rights** – Failure to provide the promised product and service.

RELIEFS SOUGHT:

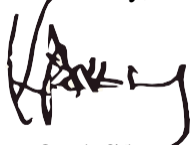
We respectfully request that your office:

1. **Investigate the promoters of Maz Heights Estate** for land fraud and criminal misrepresentation.
2. **Compel the immediate refund** of **₦1,500,000** to the petitioner or allocation of valid land at Maz Heights.
3. **Take legal or regulatory action** to prevent this fraudulent scheme from continuing to deceive the public.
4. **Blacklist the promoters** of the estate and issue appropriate public advisories.

ATTACHED DOCUMENTS:

- Payment receipt (to be attached)
- Any contracts or offer letters (to be attached)

Yours faithfully,



AKINOLA SAMUEL ELUYEFA ESQ

Principal Partner/Investor Partner

ELUYEFA CHAMBERS

On behalf of the Alleged Petitioner

CONTRACT OF SALE OF LAND

BETWEEN

PWAN MAX PROPERTY AND BUSINESS SOLUTION
(VENDOR)

AND

1. IN RESPECT OF ALL THAT ONE (1) PLOT OF LAND MEASURING 600
SQUARE METERS, AT MAX HEIGHTS, OKOSOKO/OKUN ABOREJI,
EBUTE ASEJINA COMMUNITY, IBEJU LEKKI LAGOS STATE, NIGERIA.

Prepared By:

PRINCE O. WILLIAMS-JOEL ESQ.
FOR: PRINCE JOEL & ASSOCIATES
LEGAL PRACTITIONERS,
SADOZEK CLOSE CHEVRON
DRIVE,
OFF ALTERNATIVE ROUTE,
LEKKI, LAGOS.
08034869295, 08020550410
princejoelsgpt@yahoo.com
info@princejoelandassociates.com
www.princejoelandassociates.com



Deed of Assignment

Sold To: [Redacted]

Date: [Redacted]
 Receipt # [Redacted]
 Comment: [Redacted]

Payment Method	Receiving Bank	Quantity	Unit	Duration
Courtesy	Courtesy Trust Bank	1	Yearly	
Description				
Being payment for One (1) plot of land at Mwa Ng'wira, Ng'wira Sub-County				
Amount in words: One Hundred Thousand Kenya Shillings Only				
Total amount: KSh 100,000.00				
Outstanding balance: KSh 0.00				
KSh per plot: 600000				

PWANI MWA NG'WIRA AND BUSINESS SOLUTIONS

Deed of Assignment

Signature: _____

Date: _____

making sure everything is ready

www.pwani.co.ke



Officially Licensed by the Department of Agriculture, Food and Forestry
New York State Department of Agriculture, Food and Forestry
New York State Department of Agriculture, Food and Forestry
New York State Department of Agriculture, Food and Forestry

PLOT DEMARCATION

Plot No. [REDACTED]

Date: 08/18/2023
Survey # [REDACTED]
File # [REDACTED]
Comments: [REDACTED]

Quantity	Description	Accounting Entry		Debit	Credit
		Debit	Credit		
1	Churns	10,000.00			
					</



CU AND MAX BUSINESS CENTRE, 504 AT
1000 THE EXPRESSWAY, OFFICE CHAIRS
PLACE, MAX, IN AREA BUS STOP ADAPT/AD205
NO: 2214818000052, 2234706400001



PAYMENT NOTIFICATION LETTER

Sequel to the receipt of your payment of **₦1,500,000.00** only for **One (1) Residential plot** of land in
Max Heights at Okosoko/Okun Aboreji Community, Ibeju Lekki, Lagos State.

Please find below the description of the allocation:

LOCATION: Okosoko/Okun Aboreji Community in Ibeju Lekki, Lagos State

SIZE: One (1) Residential Plot of Undeveloped land measuring 600sqm.

TITLE: Undeveloped parcel of land presently under Customary Ownership at the Ministry of
lands, Lagos State.

You are required to make the following payments:

1. **Survey Fee:** To pay the sum of **₦ 150, 000** only per plot, being the payment for your Survey Plan
to be made in your name.
2. **Plot Demarcation Fee:** To pay the sum of **₦10,000** only per plot for your plot demarcation.
3. **Deed of Assignment Fee:** To pay the sum of **₦100,000** only per plot for your Deed of Assignment.
4. **Development Fee:** To pay the sum of **₦500,000** only per plot for your Development Fee.

Payment shall be made into any Guarantee Trust Bank branch. Account Name: **PWAN MAX PROPERTY
AND BUSINESS SOLUTION**, Account Number: **GTB: 0509546334**

Your provisional Survey Copies containing full details of your plot shall be made available to you after
your physical allocation.
Building plans are to be submitted in 2D and 3D formats to pwan Max for consent and approval as we
expect your construction to be commenced as soon as possible

Thank you so very much for partnering with us to make home ownership dreams a reality for as many
people as we possibly can.

Sincerely,



NWAIGWE FRANKLIN
Business Development Manager



EMMANUEL OFOR
Business Development Executive

PAYMENT NOTIFICATION
Sequel to the receipt of your payment of N 1,500,000.00 for One (1) Presidential Plot in *Mesa Heights* at *Okoto/Okun Aboriji Community, Ibeju Lekki, Lagos State.*

LOCATION: Okosoko/Okun Abore/I Community in Ibeju-Lekki, Lagos State

LOCATION: Okotoke/Okun Aboreji Community in Ibadan, Oyo State, Nigeria

We acknowledge the following payments:

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Survey Fee: The sum of N 150,000.00 being payment for your Survey Plan to be made in your name.
The sum of N10,000.00 being payment for the plot demarcation.

Survey Fee: The sum of N 150,000.00 being payment for your survey from the sum of N10,000.00 being payment for the plot demarcation

Plot Demarcation Fee: The sum of N30,000.00 being payment for the plot demarcation fee.

You are required to make the following payments:

1. **Development Fee:** To pay the sum of N750,000 only per plot for your Development fee.

1. Development fee: To pay the fee, please contact the Business Solution, Account Name: PWAN MAX PROPERTY AND BUSINESS SOLUTION, Account Number: GTB: 0509546334

Your provisional Survey Copies containing full details of your plot shall be made available to you after your physical allocation.

Building plans are to be submitted in 2D and 3D formats to pwan Max for consent and approval as we expect your construction to be commenced as soon as possible

Thank you so very much for partnering with us to make home ownership dreams a reality for as many people as we possibly can.

Sincerely,

Robert

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NWAIGWE FRANKLIN
GENERAL MANAGER

EGBUNIKE FRANCISCA
HOD, ADMIN

FAD OFFICE:
1440 MAAC BUSINESS CENTER,
5TH FLOOR, FRONT PLAZA RM 42
KILL EYE EXPERIMENTAL OPP CHILDREN'S
ACE PLAZA, ALTA BUS STOP
WOOBTOOL, ALMA, LERNA, LACOST.

WATER OFFICE:
WETTERAL ROAD, OFF STERLING
LAK, BY GOVT HOUSE
LONDABOUT OVERALL, IND STATE

ALMA OFFICE:
NO. 1, ALMADEIRA HIGHWAY
BY CALAMBA HOTEL & RES.
ROAD, OFF DAVANAH ROAD,
ALMA, DELTA STATE

PORT HARCOURT OFFICE
NO 87 OLU OBIANLAWO RD RESID
ECOBANK OFF WATERLIPS PORT
HARCOURT, RIVERS STATE.

INVESTMENT OFFICE
1011 KENNEDY BLVD. SUITE 100
HOUSTON, TEXAS 77002
713/865-1234





Dear Sir,

PAYMENT NOTIFICATION LETTER

Sequel to the receipt of your payment of N 1,500,000.00 for One (1) Residential Plot in Max Heights at Okoroko/Okun Aboreji Community, Ibeju Lekki, Lagos State.

Please find below the description of the allocation

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Thank you so very much for partnering with us to make home ownership dreams a reality for as many people as we possibly can.

Sincerely,

NWAIGWE FRANKLIN
GENERAL MANAGER

EGBUNIKE FRANCISCA
HOD, ADMIN

HEAD OFFICE
2ND FLOOR, FRONT FASE, PLOT 42
LEBO FIVE EXHIBITION, ONE CHILDREN'S
PLACE PLAZA, ALTA B25 STORE
LAKOCHODO, ALTA TERN, LAGOS

ALTA OFFICE
NO 1, AMALOR TOWN WIDE
BY CALAMMA HOTEL & VILLA
ROAD, ONE CHANMAMA ROAD,
ALTA, DELTA STATE

CALAMMA OFFICE
NO 81 HOBBALE ISLAND (BOMMAYU)
ROAD, 1ST FLOOR, BEAUTY PLAZA, ONE
TOTAL TILLING STATION, CALAMMA,
CROSS RIVER STATE

ENUGU OFFICE
2ND FLOOR, POSTAL MALL, OPPOSITE ALL STANTS
ANGLICAN CHURCH BUS STOP, AFTER HONORARY RESID
ECOMA BUILDING TOWARDS TOWN, OADEN AVENUE,
PROUD NORTH ISLAND

LAGOS OFFICE
NO 1, AMALOR TOWN WIDE
BY CALAMMA HOTEL & VILLA
ROAD, ONE CHANMAMA ROAD,
ALTA, DELTA STATE

PORT HARCOURT OFFICE
NO 81 HOBBALE ISLAND (BOMMAYU)
ROAD, 1ST FLOOR, BEAUTY PLAZA, ONE
TOTAL TILLING STATION, CALAMMA,
CROSS RIVER STATE

UNION OFFICE
NO 1, AMALOR TOWN WIDE
BY CALAMMA HOTEL & VILLA
ROAD, ONE CHANMAMA ROAD,
ALTA, DELTA STATE

MOIST OFFICE
NO 1, AMALOR TOWN WIDE
BY CALAMMA HOTEL & VILLA
ROAD, ONE CHANMAMA ROAD,
ALTA, DELTA STATE