



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

PETITION AGAINST PWAN MAX FOR FAILURE TO ALLOCATE LAND AFTER FULL PAYMENT OF ₦1,300,000

We write on behalf of our client (hereinafter referred to as “*the alleged petitioner*”) to formally petition **PWAN MAX** for failure to fulfill contractual obligations concerning the purchase and allocation of land, amounting to a total sum of **₦1,300,000**, including additional fees.

FACTS OF THE CASE:

- In **2022**, the petitioner purchased **one plot of land** at **PWAN MaxHeights Estate Phase 2, Ibusa, Asaba, Delta State**, situated behind Admiralty University.
- The **total cost** of the land was **₦1,300,000**, which included payment for **survey, deed of assignment, and plot demarcation**.
- Despite receiving some documents, the **land has not been physically allocated** to the petitioner.
- All efforts to reach PWAN MAX for physical allocation have **proven abortive**, including when the petitioner intended to commence construction on the land.

APPLICABLE LEGAL BREACHES:

The conduct of PWAN MAX constitutes a violation of:

- **Section 419 of the Criminal Code Act** – Obtaining money under false pretences

- **Section 312 of the Criminal Code Act, Cap C38, LFN 2004** – Criminal breach of trust
- **Relevant Consumer Protection Laws** – for failure to deliver paid services and misrepresentation

RELIEFS SOUGHT:


The petitioner respectfully requests that your office:

1. **Launch a full investigation** into PWAN MAX regarding this matter
2. **Compel immediate allocation** or a **full refund of ₦1,300,000**, with interest
3. **Prosecute responsible parties** for their role in this fraudulent scheme
4. **Implement preventive measures** to safeguard future consumers against similar misconduct

ATTACHED DOCUMENTS:

- Proof of payment
- Correspondence with PWAN MAX
- Any documents issued by the company in lieu of physical allocation

Yours faithfully,



AKINOLA SAMUEL ELUYEFA ESQ

Principal Partner/Investor Partner

ELUYEFA CHAMBERS

On behalf of the Alleged Petitioner



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

APRIL 30, 2022

[REDACTED]

Dear Sir/Ma,

LETTER OF ACKNOWLEDGEMENT

This is to acknowledge the receipt of your payment of **₦250, 000.00 (Two Hundred and Fifty Thousand Naira)** only, being Initial- payment for **One (1) Residential** plot of land measuring 464sqm in **MAX HEIGHTS, ASABA** Off Admiralty, Ibusa situated at Isieke Community, Behind



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

September 13th 2022

[REDACTED]

Dear Sir/ Ma,

LETTER OF ACKNOWLEDGEMENT

This is to acknowledge the receipt of your payment of **₦180,000.00 (One Hundred and Eighty Thousand Naira)** only, being further -payment for **One (1) Residential plot of land** measuring 464Sqm, in **MAX HEIGHTS ISIEKE COMMUNITY BEHIND ADMIRALTY UNIVERSITY OF NIGERIA ,OFF IBUSA/OGWASHI-UKU EXPRESSWAY ,IBUSA OSHIMILI NORTH LGA, ASABA DELTA STATE.**

The total cost of the plot as at the date of this payment is **₦ 1,000,000.00(One Million Naira)** only, for Six months scheme.



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

July 12th , 2022.

[REDACTED]

Dear Sir/ Ma,

LETTER OF ACKNOWLEDGEMENT

This is to acknowledge the receipt of your payment of **₦150,000.00 (One Hundred and Fifty Thousand Naira)** only, being further -payment for One **(1) Residential plot of land** measuring **464Sqm**, in **MAX HEIGHTS ISIEKE COMMUNITY BEHIND ADMIRALTY UNIVERSITY OF NIGERIA ,OFF IBUSA/OGWASHI-UKU EXPRESSWAY ,IBUSA OSHIMILI NORTH LGA, ASABA DELTA STATE.**

The total cost of the plot as at the date of this payment is **₦ 1,000,000.00(One Million Naira)** only, for Six months scheme.



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July 12th , 2022.

[REDACTED]

Dear Sir/ Ma,

LETTER OF ACKNOWLEDGEMENT

This is to acknowledge the receipt of your payment of **₦150,000.00 (One Hundred and Fifty Thousand Naira)** only, being further -payment for One **(1) Residential plot of land** measuring **464Sqm**, in **MAX HEIGHTS ISIEKE COMMUNITY BEHIND ADMIRALTY UNIVERSITY OF NIGERIA ,OFF IBUSA/OGWASHI-UKU EXPRESSWAY ,IBUSA OSHIMILI NORTH LGA, ASABA DELTA STATE.**

The total cost of the plot as at the date of this payment is **₦ 1,000,000.00(One Million Naira)** only, for Six months scheme.

The suggested balance is **₦ 500,000.00(Five Hundred Thousand Naira)** only.



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LEKKI EPE EXPRESSWAY, OPPOSITE CHILDREN'S
PLACE PLAZA, BY ALFA BUS STOP, AJAH LAGOS
08180000652, 07064000761,

August 10th , 2022.

[REDACTED]

Dear Sir/ Ma,

LETTER OF ACKNOWLEDGEMENT

This is to acknowledge the receipt of your payment of **₦150,000.00 (One Hundred and Fifty Thousand Naira)** only, being further -payment for One **(1) Residential plot of land** measuring **464Sqm**, in **MAX HEIGHTS ISIEKE COMMUNITY BEHIND ADMIRALTY UNIVERSITY OF NIGERIA ,OFF IBUSA/OGWASHI-UKU EXPRESSWAY ,IBUSA OSHIMILI NORTH LGA, ASABA DELTA STATE.**

The total cost of the plot as at the date of this payment is **₦ 1,000,000.00(One Million Naira)** only, for Six months scheme.

PWAN MAX making home ownership dream a reality

□ REAL ESTATE & PROPERTY DEVELOPMENT
□ CONSUENCY
□ LAND SURVEY
□ LOGISTICS

MAX HEIGHTS, ASABA | SUBSCRIPTION FORM

SECTION 1: SUBSCRIBER'S DETAILS

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

NAME* [REDACTED] Mr. ☒ Mrs. ☐ Miss. ☐ Others ☐

NAME OF SPOUSE* [REDACTED] (If Applicable)

ADDRESS* [REDACTED]

DATE OF BIRTH* 19 [REDACTED] 1991 **GENDER*** MALE ☒ FEMALE ☐

MARITAL STATUS* MARRIED **NATIONALITY*** NIGERIAN

OCCUPATION [REDACTED] **EMPLOYER'S NAME** HYPO GASTRO

COUNTRY OF RESIDENCE [REDACTED] **LANGUAGE SPOKEN** ENGLISH

EMAIL ADDRESS* [REDACTED]

TELEPHONE NUMBER* [REDACTED] **MOBILE NUMBER*** [REDACTED] 221



MAX HEIGHTS ASABA

FREQUENTLY ASKED QUESTIONS/ TERMS AND CONDITIONS OF PURCHASE

- Q1. WHERE IS MAX HEIGHTS ASABA ?**
A MAX HEIGHTS ASABA is an undeveloped parcel of land located at Admiralty Drive, Umuedi, Asaba, Delta state.
- Q2. WHO ARE THE OWNERS/DEVELOPERS OF MAX HEIGHTS ASABA ?**
A PWAN MAX, a Leading Real Estate Company with offices in, Uyo, Akwa-Ibom State, Port-Harcourt, Rivers State, Asaba, Delta State & Lekki, Lagos State.
- Q3. WHAT TYPE OF TITLE DOES MAX HEIGHTS ASABA HAVE ON THE LAND?**
A Registered Survey & Deed of Assignment
- Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND ?**
A The land is free from every known government acquisition or interests or adverse claims.
- Q5. WHAT IS THE PAYMENT STRUCTURE ?**
A Outright payment of N1,500,000 only per 464 sqm & N2,800,000 only per 928sqm.
B 12 Months Instalment Payment of N1.8 Million only per 464sqm & N3.5M per 928sqm.
C N.B: Non-Payment of the monthly instalments as at when due shall be treated as a fundamental breach of the contract which shall result in termination or revocation of the contract/ OR attract default charge of 10% of the month payment.
- Q6. WHAT IS THE SIZE OF THE PLOT ?**
A 464 sqm (50 by 100 ft) and 928 sqm (100 by 100 ft).
- Q7. IS THE ROAD TO THE ESTATE MOTORABLE ?**
A Yes. The road to the estate is motorable and is maintained by PWAN.
- Q8. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE PAYMENT FOR THE LAND ?**
A Deed of Assignment : N100,000 only per plot (Subject to review)
B Survey Fee : N150,000 only per plot (Survey Plan with Company's name attracts extra charges) (Subject to review)
C Corner Plot Demarcation : N30,000 only per plot (Subject to review)
D Development Fee : N1,000,000 only per plot (Subject to review) 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 ?**
A (i) Deed of Assignment, Provisional Survey Fee and Corner Plot Demarcation payment can be made immediately.
(ii) Development Fee can be made after physical allocation of plot.
- Q10. WHAT DO I GET AFTER THE INITIAL PAYMENT DEPOSIT ?**
A Starters pack comprising a letter of acknowledgement of subscription, receipts of payment.
- Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND ?**



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

MAR 11TH, 2024



Dear Valued Client,

PHYSICAL ALLOCATION NOTIFICATION

You are hereby notified of your allocation as follows:

Estate Name: _____ MAX HEIGHTS PHASE 2 ASABA _____

No of Plots: _____ ONE (1) PLOT _____

Type of Plot: _____ RESIDENTIAL _____

Size: _____ 464SQM _____

Plot Details: _____ BLOCK 51, PLOT 11 _____

2024