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Promo Offer

**Action villa**

**Plots Size - 464sqm**

**LOCATION: UBULU OKITI**  
(2 minutes walk from expressway)

**Title**  
**FREEHOLD**

Promo Price  
**N3MILLION**  
(for the first 30 plot)

Actual Price  
**N4.5MILLION**

**OFFICE ADDRESS-**

5D Mr vee's drive off Oluwole Baker  
Street Beside Michael and Solomon  
House Thomas Estate Ajah Lagos

ALL PAYMENTS SHOULD  
BE MADE IN FAVOUR OF  
PWAN ACTION REALTIES

1311659794  
4110141007





TYPE OF PLOTS: ☐ RESIDENTIAL ☐ COMMERCIAL (ATTRACTS 40%) CORNER PIECE PLOT(S) (ATTRACTS 20%)  
 PAYMENT: ☐ OUTRIGHT ☐ INSTALLMENT  
 NUMBER OF PLOTS:  PLOT SIZE:  464SQM  
 PAYMENT PLAN: ☐ 0-3 MONTHS ☐ 0-6 MONTHS

AFFIX  
A PASSPORT  
PHOTOGRAPH

## SECTION 1: SUBSCRIBER'S DETAILS

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

NAME  
NAME\*

Mr. Mrs. Miss. Others

Surname

Other Names

NAME OF SPOUSE\*

Surname

Other Names

ADDRESS\*

DATE OF BIRTH\*

MALE ☐

FEMALE ☐

MARITAL STATUS\*

NATIONALITY\*

OCCUPATION

EMPLOYER'S NAME

COUNTRY OF RESIDENCE

LANGUAGE SPOKEN

EMAIL ADDRESS\*

TELEPHONE NUMBER\*

MOBIEL NUMBER\*

## SECTION 2: NEXT OF KIN

NAME

ADDRESS

PHONE NUMBER

EMAIL ADDRESS

## SECTION 3: SUBSCRIBER'S DECLARATION

I..... hereby affirm that all information provided as a requirement for the purchase of the land in **Action Villa PHASE 2** is situated at Obulu Okiti, Asaba is true and any false or inaccurate information given by me may result in the decline of my application

SIGNATURE OF SUBSCRIBER\*

NAME\*

DATE\*

## SECTION 4: REFERRAL DETAILS

NAME\*

DATE\*

SERIAL NUMBER\*

PHONE NO

D.O.B\*

EMAIL

**Q1. WHERE IS Action Villa PHASE 2?**

Action Villa PHASE 2 is situated at Obulu Okiti, Asaba, Delta state.

**Q2. WHY SHOULD I BUY Action Villa PHASE 2?**

Action Villa PHASE 2 is 2 minutes walkable distance from Express. It is 20 minutes from Center of Asaba town. It is 13 minutes from Asaba International Airport. It is 15 minutes to Summit Junction.

**Q3. WHO ARE THE OWNERS OF Action Villa PHASE 2?**

PWAN ACTION REALTIES LIMITED

**Q4. WHAT TYPE OF TITLE DOES Action Villa PHASE 2 have?**

REGISTERED SURVEY AND DEED OF ASSIGNMENT

**Q5. ARE THERE ANY ENCUMBRANCES ON THE LAND?**

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

**Q6. WHAT PLOT SIZE(S) IS AVAILABLE?**

464SQM

**Q7. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?**

- Promo Price-N3M (464 SQM).
- Actual Price-N4.5M(464SQM)
- Outright payment: (3 months)
- Installment Payment: (6 months) attracts additional 10% of land cost

**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.

- (d) (i) Corner-piece plot attracts additional 20% of land cost (ii) Commercial plot attracts additional 40% of land cost  
(iii) Corner-piece & Commercial plot attracts additional 60% of land cost.

(d) 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, OR 5% of the outstanding payment for every month of default after payment expiration. The company reserves the right to review number of plots purchased or move subscription to another scheme or phase of the estate in the event of payment default.

**Q8. IS THE ROAD TO THE ESTATE MOTORABLE? Yes, the road to the estate is motorable.****Q9. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?**

Action Villa PHASE 2 Price is all Inclusive of Survey & Deed Of Assignment  
Development fee - will be communicated later

**Q10. WHAT DO I GET AFTER ALLOCATION?**

Allocation Document would be issued within three (3) months after payment and physical allocation has been done, in order of subscription. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate. NOTE: Allocation is to be done after payment of Documentation Fee.

**Q11. 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.



**Q12. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?**

(a) Final Payment Receipt, Payment Notification Letter, and Contract of Sale.

**Q13. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?**

A. You can start building on the land after Physical Allocation provided that development fee has been paid. Fencing & Gatehouse to be constructed within the first year of introducing the estate and other infrastructure will commence with regard to the general level of development in the area.

**Q14. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?**

NO. There is no time frame for commencement of work on your plot of land. Commencing of work on your land, is at your convenience.

**Q15.** IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING 1 CAN CONSTRUCT IN THE ESTATE?

NO. But, note that 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) e.t.c. All building design must conform to the required set back & building control Delta State Government.

**Q16. 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<sup>ACTION</sup> would require you (the seller) to furnish the company with details of the new buyer. PWAN<sup>ACTION</sup> 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.**

**Q17. CAN I PAY CASH TO YOUR AGENT?**

NO, you are not permitted to pay cash to our agent. We strongly advise that cash payments should only be made into **PWAN<sup>ACTION</sup>** at its designated Banks stated Below, as we shall not be held Liable for any misappropriation of funds by agent and wrong payment into an account not designated to **PWAN<sup>ACTION</sup>**. Otherwise, cheque(s)/bank drafts should be issued in favour of **PWAN<sup>ACTION</sup>**. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

**Q18. 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

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

NAME ..... SIGNATURE ..... DATE.....

NAME ..... SIGNATURE ..... DATE.....

\*If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & Certificate of Incorporation or Certificate of Business Name Registration. For a company, the name must end with LTD, while for a Business Name, the purchaser is the Proprietor trading in the name & style of the business name e.g. MR PWAN ACTION (trading in the name & style of ACTION VILLA ). A company must also attach a board resolution authorizing the purchase.

**Impression of the common seal subscriber is a company>>>>>>>>>>>>>**

**Subscription form must be signed by two directors or a director & secretary**

**Where subscriber is a company**

**ALL PAYMENT SHOULD  
BE MADE IN FAVOUR OF:**

**PWAN ACTION REALTIES LTD**



**4110141007**



**1311659794**

**LAGOS OFFICE:**

5D MR VEES DRIVE  
OFF OLUWOLE BAKER  
STREET BY MICHAEL & SOLOMON  
HOUSE THOMAS ESTATE, AJAH

**ASABA OFFICE:**

**PWAN Group Office,**  
Beatrice Edozien Plaza,  
Everyday Supermarket  
along Summit Road

Email: [pwanaction@gmail.com](mailto:pwanaction@gmail.com)