



Lighthouse Courts

📍 Osusu Amukwa, Ogborhill, Obingwa L.G.A., Abia State.

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PROMO PRICE
N6000
PER SQM
FOR THE 1ST
20 PLOTS

N6500
PER SQM
ACTUAL PRICE
N500K INITIAL
DEPOSIT 6MONTHS
OUTRIGHT

▶▶▶ **AVAILABLE PLOT SIZES**

232sqm | **464sqm**

LAND MARKS

- OBIKABIA JUNCTION
- CRUNCHES FAST FOOD
- AUSTRALIA SEC. SCHOOL
- THE ADDRLEX HOTEL
- 7UP BOTTLING COMPANY
- LEKOTA HOTELS

ESTATE FEATURES:

- 24HRS SECURITY & CCTV,
- PERIMETER FENCING,
- ROADS, DRAINAGE, ELECTRICITY

ENQUIRIES

SITE VISITATION TAKES PLACE EVERY WORKDAYS & SATURDAYS BY 10AM & 1PM & BY SPECIAL ARRANGEMENTS ON SUNDAYS

All Payment Should Be Made In Favour Of: Pwan Lighthouse Limited



1023873477



PWANLIGHTHOUSE

SUBSCRIPTION FORM

NOTE: INSTANT PLOT RESERVATION AND ALLOCATION FOR SUBSCRIBERS

TYPE OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 10%) CORNER PIECE PLOT(S) (ATTRACTS 10%)
 PAYMENT: OUTRIGHT INSTALLMENT
 NUMBER OF PLOTS: PLOT SIZE: 232SQM 464SQM

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling this form will attract correction fees.

SECTION 1: SUBSCRIBERS DETAILS

AFFIX
A PASSPORT
PHOTOGRAPH

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others _____

NAME:

DATE OF BIRTH: GENDER* MALE FEMALE

ADDRESS:
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATIONS)

OCCUPATION*

ORGANIZATION NAME*

EMAIL ADDRESS*

ROAD/STREET/POST OFFICE*

TOWN/CITY/DISTRRICT/STATE*

MARITAL STATUS* NATIONALITY*

TELEPHONE NUMBER* POSTAL CODE*

MOBILE NUMBER*

SECTION 2: IDENTITY PROOF OF NEXT OF KIN

IDENTITY PROOF*

IDENTITY PROOF NAME

PHONE NUMBER

ADDRESS PROOF*

ADDRESS

EMAIL ADDRESS

SECTION 3: SUBSCRIBER'S DECLARATION

I, _____ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

SIGNATURE OF THE SUBSCRIBER* _____

DATE* _____

NAME* _____

Note* subscriber has to sign before an authorized PWAN LIGHTHOUSE personnel.

FOR REFERRAL DETAILS

NAME

DATE

PHONE NO

EMAIL

LIGHTHOUSE COURTS

FREQUENTLY ASKED QUESTIONS/TERMS & CONDITIONS

Q1. WHERE IS LIGHTHOUSE COURTS?

LIGHTHOUSE COURTS is situated at OSUSU AMUKWA, OGBORHILL, OBINGWAL.G.A, ABIASTATE.

Q2. WHY SHOULD I BUY LIGHTHOUSE COURTS?

LIGHTHOUSE COURTS enjoys proximity to major government presence & commercial investment landmarks like *Obikabia Junction, Crunches Fast Food, The Address Hotel, Australia Sec. School etc.* guaranteeing high Return on Investment.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF LIGHTHOUSE COURTS?

PWAN LIGHTHOUSE LIMITED.

Q4. WHAT TYPE OF TITLE DOES LIGHTHOUSE COURTS HAS?

CERTIFICATE OF OCCUPANCY. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscribers' payment of title perfection fees to be determined and communicated at a future date.

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? 232sqm, 464sqm.

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

(a) Outright payment (0-6 months)- **N1,508,000** (232sqm) **N3,016,000** (464sqm), with minimum initial deposit of **N300,000 for 232sqm, N500,000 for 464sqm.**

(b) 12 months' installment-**N1,809,600** (232sqm), **N3,619,200** (464sqm).

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.

(c) Corner piece and commercial plots attract additional 10% of land cost

(c) 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 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? (subject to review within 12-24 months)

(a) Certificate of Occupancy: **N50,000** 232Sqm and **N100,000** 464Sqm (per plot)

(b) Registered Survey Plan Fees: **N200,000** 232Sqm and 464Sqm (per plot).

(c) Plot Demarcation: **N30,000** (per plot)

(d) Development Fee: **N1,300 per square meter** (Development fee covers the following: (1) Drainage construction (2) Transformers and Electrification (3) Tarrred or interlocked roads (4) Building of special amenities (5) Landscaping and beautification of the estate. etc. NB: **Development fees unpaid within 12 months of allocation will attract 2.5% monthly appreciation value.**

Q10. WHEN DO I GET MY ALLOCATION AFTER PAYMENT? Allocation Document would be issued within three (3) months after payment and physical allocation to be done during the annual dry season in order of subscription **provided that at least 25% of development fees has been paid.**

Q11. WHEN DO I MAKE THE OTHER PAYMENTS?

(i) Survey Plan, Certificate of Occupancy and Plot Demarcation should be paid before Physical Allocation.

(ii) Development fees should be paid either on installment (over a 12 months' period after physical allocation) or outright basis before or after physical allocation

Q12. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS? A letter of acknowledgment of subscription, receipt of payment and provisional allocation letter for initial deposit; and installment payment receipt(s) for further installments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels **pwanlighthouse** (Facebook); **@pwanlighthouse** (YouTube & Instagram).

Q13. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

(a) Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document

(b) Certificate of Occupancy & Survey Plan within three (3) months of payment for Q10 (a) & (b), provided that allocation has been done.

Q14. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. You can start building on the land after Physical Allocation. Fencing & Gatehouse already constructed and other infrastructure will commence from the 2nd year of launching with regard to the general level of development in the area and satisfactory evidence of possession of plots by subscribers.

B. Please select your proposed timeline for commencing building/development on your plot: 3 MONTHS 6 MONTHS

1 YEAR 2 YEARS

Q15. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION? Yes. There must be evidence of active possession on your land within six months of physical allocation i.e. fencing of plot(s).

Q16. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

A. 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 permitted. All building design must conform to the required set back & building control of the estate and such design would be approved by the company and with Abia State Government afterwards.

