

INTRODUCING

DeBoulevard

ESTATE ASABA

 REGISTERED DEED
(C OF O IN VIEW)

 LOCATION: IBUZA, ASABA.
BEHIND THE ASABA INTERNATIONAL AIRPORT

LAND PRICE NOW

N6M

PLOT SIZE: 464SQM

ESTATE AMENITIES:



ELECTRICITY



GOOD ROAD NETWORK



GATE HOUSE



PERIMETER FENCING



SECURITY



GOOD ESTATE LAYOUT

LANDMARKS:

- BEHIND THE ASABA INT'L AIRPORT
- VIN MILAN HOTEL



INSPECTION TAKES PLACES : MONDAY TO SATURDAY BY 10 AM.

HOW TO MAKE PAYMENT
ALL PAYMENT SHOULD BE MADE
IN FAVOUR OF: **PWAN PERFECTION
BUSINESS INVESTMENTS LTD**



0616788104
1023822633
1211680287



ASABA OFFICE:
Linpis Plaza, Adjacent Domino's Pizza.
No 30, Okpanam Road, Beside Petrosini Global,
Near Zenith Bank, Asaba Delta State

LAGOS OFFICE:
Pwan Perfection Business
Investment Ltd, 7a Daniyan Natalia Street,
Lekki Phase 1 Lekki, Lagos

follow us:

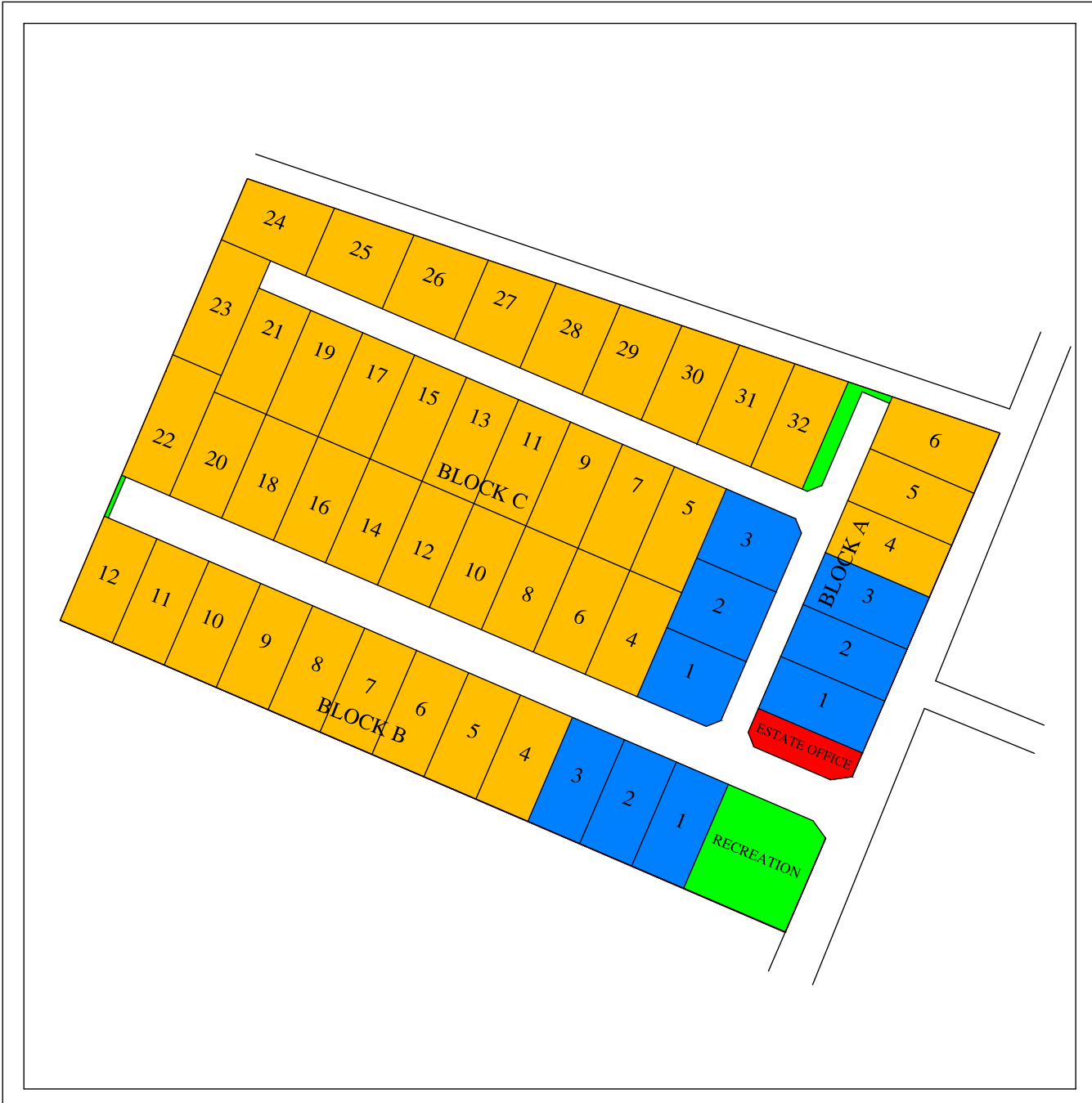








[http:// pwanperfection.com](http://pwanperfection.com)



**PROPOSED RESIDENTIAL LAYOUT FOR DE BOULEVARD
ESTATE LOCATED AT ASABA, UMUODAFE QUATERS IBUSA
IN OSHIMILI NORTH L.G.A DELTA STATE**

LAYOUT PLAN



NOTATION	
LAND-USE COLOR	
	Commercial [464 Sq.M]
	Residential [464 Sq.M]
	GREENRY
	Public [292 Sq.M]
LAND-USE ANALYSIS	
	Commercial [464 Sq.M] -9 PLOTS
	Residential [464 Sq.M] -41 PLOTS





SUBSCRIPTION FORM

TYPE OF PLOTS: RESIDENTIAL COMMERCIAL (ATTRACTS 10%) CORNER PIECE PLOT(S) (ATTRACTS 10%)

PAYMENT: OUTRIGHT INSTALLMENT

NUMBER OF PLOTS: **PLOT SIZE:** 464SQM 928SQM

PAYMENT PLAN: 0-3 MONTHS 0-6 MONTHS 0-12 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*
 Mr. Mrs. Miss. Others Surname Other Names

NAME OF SPOUSE*
 (If Applicable) Surname Other Names

ADDRESS*

DATE OF BIRTH* **GENDER*** **MALE** **FEMALE**

MARITAL STATUS* **NATIONALITY***

OCCUPATION **EMPLOYER'S NAME**

COUNTRY OF RESIDENCE **LANGUAGE SPOKEN**

EMAIL ADDRESS*

TELEPHONE NUMBER* **MOBILE 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 Deboulevard Estate Situated at Umuodafe Quarters, Ibusa, Delta State, is true and any false or inaccurate information given by me may result in the decline of my application.

SIGNATURE OF SUBSCRIBER* _____

NAME* _____

DATE* _____

FOR REFERRAL DETAILS

NAME*
DATE*
PHONE NO
EMAIL



DeBoulevard

ESTATE  ASABA

FREQUENTLY ASKED QUESTION

Q1. WHERE IS DE BOULEVARD ESTATE ASABA LOCATED?

DE BOULEVARD ESTATE ASABA is situated at UMUODAFE QUARTERS, IBUSA, OSHIMILL NORTH LOCAL GOVERNMENT AREA, DELTA STATE.

Q2. WHY SHOULD I BUY LAND AT DE BOULEVARD ESTATE ASABA?

DE BOULEVARD ESTATE ASABA enjoys proximity to major government presence & commercial investment landmarks like the New Asaba Internal Airport, Vin Milan Hotel, Major Access Roads, etc. guaranteeing high ROI.

Q3. WHO ARE THE OWNERS/ DEVELOPERS OF DE BOULEVARD ESTATE ASABA?

PWAN PERFECTION BUSINESS INVESTMENTS LTD, an affiliate of PWAN PLUS BUSINESS CONCERNS LTD and a member of the PWAN GROUP.

Q4. WHAT TYPE OF TITLE DOES DE BOULEVARD ESTATE ASABA HAVE?

Registered Deed of Agreement with Certificate of Occupancy (C of O) in view. 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. WHAT ARE THE COORDINATES OF DE BOULEVARD ESTATE ASABA?

233882mE 686421mN

Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND?

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

Q7. WHAT PLOT SIZE(S) IS AVAILABLE?

464sqm, 928sqm

Q8. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

- (a) Outright payment (0-3 months)- **N6,000,000** (464sqm), **N12,000,000**(928sqm).
- (b) 6 months' installment- **N7,000,000** (464sqm), **N13,000,000** (928sqm).
- (c) 12 months' installment- **N8,00,000** (464sqm), **N14,000,000** (928sqm.)
- (d) (i) Corner-piece and commercial plots attract 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
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.

Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motor-able.

Q10. WHAT OTHER PAYMENTS WOULD I MAKE WITH/AFTER THE PAYMENT FOR THE LAND?

(Subject to review within 12-24 months).

- (a) Deed of Assignment: **N200,000** only (per plot).
- (b) Survey Plan Fee: **N380,000** for 464sqm, 928sqm (plot sizes).
- (c) Plot Demarcation: **N50,000** for 464sqm, 928sqm (plot sizes).
- (d) Development Fee: **N3,500 per square meter** (subject to review).

(Development fee covers the following: (1) Drainage construction (2) Transformers and Electrification (3) Building of special amenities (4) Landscaping and beautification of the estate (5) Good road-network etc. NB: **Development fees unpaid within 12 months of allocation will attract 2.5% monthly appreciation value.**

TOTAL PACKAGE: N8,254,000 /plot (464sqm) & N14,378,000 /plot (928sqm) on outright plan

6 MONTHS INSTALLMENT TOTAL PACKAGE: N9,254,000/plot (424sqm) & N15,378,000/plot (928sqm)

12 MONTHS INSTALLMENT TOTAL PACKAGE: N10,254,000/plot (424sqm) & N16,378,000/plot (928sqm)

Q11. WHEN WOULD 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 fee has been paid.**

Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

- (i) Survey Plan, Deed of Assignment 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.

Q13. WHAT WOULD I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgment of subscription, receipt of payment 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 **@pwanperfection (Instagram), (facebook) and (Youtube)** for necessary updates on the estate.

Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

- (a) Completion Payment Receipt, Payment Notification Letter, Contract of Sales & Plot Allocation Document
- (b) Deed of Assignment & Survey Plan within three (3) months of payment for Q10 (a) & (b), provided that allocation has been done.

Q15. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

- A. You can start building on the land after Physical Allocation. Fencing & Gatehouse to be constructed within the first year of introducing the estate and other infrastructure will commence from the 2nd year 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: 6 MONTHS
 1 YEAR 2 YEARS 3 YEARS

Q16. 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).

Q17. 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 relevant State Government authorities afterwards.
- B. Please select your proposed or intended type of building: TERRACE DUPLEX
OTHERS (PLEASE SPECIFY):

Q18. CAN I RE-SELL MY PLOT/PROPERTY?

Yes. A subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN PERFECTION BUSINESS INVESTMENT LTD would require you (the seller) to furnish the company with details of the new buyer. PWAN PERFECTION does not sell on behalf of subscribers.

- C. 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.



Q19. CAN I PAY CASH TO YOUR AGENT?

We strongly advise that cash payments should only be made to PWAN PERFECTION BUSINESS INVESTMENT LTD at its designated Bank Details. Otherwise, cheque(s)/bank drafts should be issued in favour of PWAN PERFECTION BUSINESS INVESTMENT LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above payment instruction.

Q20. WHAT HAPPENS IF I CAN NOT CONTINUE WITH THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN I GET A REFUND?

Yes, you can apply for a refund only if you have not been allocated your plot(s). In the event of a Refund, you are required to give the Company ninety (90) days’ email notice to process your refund request and a further sixty (60) days if the process isn’t completed after the first 90 days. The refund shall be processed and paid less 40% (Administrative, Logistics & Agency Fees). For refunds that are requested 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 HERETOFORE, ARE ACCEPTABLE AND CONSENTED TO BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF SAME.

NAME

SIGNATURE

DATE

****If a 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 PERFECTION (trading in the name & style of Boulevard Estates).***

Impression of the common seal if the subscriber is a company.

The subscription form must be signed by two directors or a director & secretary where subscriber is a company.

HOW TO MAKE PAYMENT
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BUSINESS INVESTMENTS LTD



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LEKKI PHASE 1 LEKKI, LAGOS**

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<http://pwanperfection.com>