



# The ALEXANDER

PHASE 2 | OPPOSITE MOPOL BASE

 LOCATION: **ALONG IBUSA - OGWACHUKWU EXPRESSWAY, ASABA, DELTA STATE.**

 **DEED OF ASSIGNMENT & REGISTERED SURVEY**

#### ESTATE FEATURES

 INTERLOCKED ROADS	 GATED COMMUNITY	 ELECTRICITY LIGHT
 STREET LIGHTS	 PIPE BOURNE WATER	 CHILDREN'S PLAY AREA

#### LANDMARKS

- 15 MINUTES DRIVE FROM THE ASABA INTERNATIONAL AIRPORT
- 10 MINUTES DRIVE TO SUMMIT JUNCTION
- BUILT UP AND INHABITED NEIGHBOURHOOD
- LESS THAN 25 MINUTES TO ONITSHA HEADBRIDGE
- DIRECTLY OPPOSITE MOPOL BASE 63 IBUSA

ALL PAYMENTS SHOULD BE MADE INTO:  
**PWAN MAX PROPERTY & BUSINESS SOLUTIONS LTD - ASABA**  
 **5403905578**

**BOOK FOR AN INSPECTION NOW**



**TAKE OFF POINT FOR SITE INSPECTION PWAN MAX ASABA OFFICES**

88, ANWAI ROAD, OPP. SQUASH CLUB JUNCTION, ASABA, DELTA STATE.

1, AMECHI IYOH WAY, BESIDE CABANA HOTEL OFF OKPANAM ROAD, ASABA, DELTA STATE.



ACTUAL  
PRICE:  
~~N10M~~

**OPENING OFFER**

**N7.5M**

- FREE DOCUMENTATION

PLOT SIZE:  
**464 SQM**





## ALEXAXANDER ESTATE PHASE II FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS OF PURCHASE

### Q1. WHERE IS ALEXANDER ESTATE PHASE II LOCATED?

A ALEXANDER ESTATE PHASE II is a choice parcel of land situated Along Ibusa- Ogwachukwu expressway, Asaba, Delta State.. Applicants or their representatives are advised to inspect the site as the company shall not be held liable for claims/issues arising from client's failure to inspect the said property before purchase. Free inspections hold Mondays to Saturdays, from 10 am, and Sundays on special arrangement.

### Q2. WHY SHOULD I BUY ALEXANDER ESTATE PHASE II?

A Alexander Estate Phase II is a rolling flat and solid land; strategically located in a built-up and inhabited environment just 15 minutes' drive away from Asaba International Airport, 25 minutes' drive from the heart of Asaba and 25 minutes' drive to Onitsha head bridge. Alexander Estate's welcoming ambience also enjoys proximity to major commercial developments and landmarks. All of these translate huge and fast return on investment.

### Q3 WHO ARE THE OWNERS/DEVELOPERS ALEXANDER ESTATE PHASE II?

A Alexander Estate is a signature project development by the renowned PWAN MAX Property and Business Solutions Ltd.

### Q4. WHAT TYPE OF TITLE DOES ALEXANDER ESTATE PHASE II HAVE?

A Survey and Deed of Assignment. The company has the long-term responsibility to ensure/facilitate further perfection of the estate's title subject to subscriber's 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 interests and adverse claims.

### Q6. WHAT IS THE PAYMENT PLAN?

A Outright payment of N10 million naira for a 464 Sqm plot. However, Outright payment of 7.5 million naira, payable between \_\_\_\_\_ to \_\_\_\_\_, as pre-launch incentive. **With an initial deposit of 3 million naira per plot**, the company reserves the right to consider payment two months after the first instalment of 3.5million naira. In that regard, the company reserves the right to void or defer/transfer processing of transactions that violate the initial deposit threshold or payments that are made after the official commencement of close of sales. Payment validates subscription even if date on the subscription is earlier than the date of payment.

NB: Non-payment of monthly installment as at when due shall be treated as a fundamental breach of contract which shall result in termination or revocation of the contract; Or attract a default charge of 20% of the monthly payment. The company shall reserve the right to review number of plots purchased in the event of payment default, after the company has sent two consecutive notices to subscriber.

### Q7. WHAT IS THE SIZE OF THE PLOT?

A 464 SQM

### Q8. IS THE ROAD TO THE ESTATE MOTORABLE?

A Yes.

### Q9. WHEN DO I MAKE THE OTHER PAYMENTS?

A. Alexander Estate comes with **FREE DOCUMENTATION** except development fee, which is billed at **N5,000,000** per plot of 464sqm.

### Q10. WHAT DO I GET AFTER THE INITIAL DEPOSIT?

A A letter of acknowledgement of subscription, receipt of payment, and/or provisional allocation letter for initial deposit; and instalment payment receipts for further instalments. There are regular estate updates for customers to follow the company on its social media handles.

### Q11. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

A (a) Completion Payment Receipt, Allocation Notification Letter, Contract of Sales and Plot Allocation Document (b) Deed of Assignment & Survey Plan after physical allocation is done. Allocation document would be issued within three (3) months after payment and physical allocation exercise is carried out. However, this is subject to confirmation of 50% payment of development fees. The company reserves the right to allocate subscribers to a new and nearby scheme/phase of the estate.

### Q12. CAN I START CONSTRUCTION OR BUILDING ON THE LAND IMMEDIATELY?

A Yes, you can do so after physical allocation provided development fee has been paid. Fencing & Gatehouse would be constructed within the first year of introducing the estate, while other infrastructure will commence from the second year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscriber and payment of development fee.

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

A You can start building on the land after physical allocation provided development fee has been paid. Fencing & Gatehouse would be constructed within the first year of introducing the estate, while other infrastructure will commence from the second year with regard to the general level of development in the area, satisfactory evidence of possession of plots by subscriber and payment of development fee.

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

A Yes. There must be evidence of active possession on your land within six months of physical allocation i.e fencing of plot(s). Where an allocated plot is not fenced within the stipulated timeframe, the company reserves the right to reallocate subscriber to another part of the estate.

**B WHAT IS YOUR PROPOSED TIMELINE TO COMMENCE BUILDING/DEVELOPMENT OF YOUR PLOT(S)?**

..... 6 MONTHS .....1 YEAR .....2 YEARS .....3 YEARS

**Q15. 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 expected to build in conformity with the required setback, building control and designated plan for that section (commercial or residential) i.e., bungalow, block of flats or detached houses (duplex). Note: "Face-me-I-Face-you" (tenement building) and high-rise houses will not be approved by the company and the Lagos State Government.

**Q16. CAN I RE-SELL MY PLOT/PROPERTY?**

A Yes. Subscribers who have paid for their land in full can re-sell their plot(s).

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

A No, cash payments should ONLY be made to PWAN Max Property and Business Solutions LTD at its designated banks. Otherwise, cheque(s) should be issued in favour of PWAN Max Property and Business Solutions. We shall not take responsibility for any liability that may arise as a result of deviation from the above instruction.

**Q18 WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST A REFUND?**

A 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 ninety (90) days' notice to process your 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 fee, logistics, agency fee and others).

**SUBSCRIBERS LAND SALES TRANSACTION DETAILS**

**INDIVIDUAL**

Bank Account Number: \_\_\_\_\_ Account name: \_\_\_\_\_ Bank name \_\_\_\_\_

**CORPORATE**

Bank Account Number \_\_\_\_\_ Account Name: \_\_\_\_\_ RC No \_\_\_\_\_

*Kindly note that in any event where the transaction details as provided by the subscriber is no longer functional, or active, the company is entitled to be notified not more than 24hrs of the change*

**Q19. IS PWAN MAX PROPERTY & BUSINESS SOLUTIONS LTD AML/CFT COMPLIANT?**

A. Yes

S/N	Category	Document Required
1.	Individual/Propertary firm Any two of the stated documents	<input type="checkbox"/> International Passport <input type="checkbox"/> Voter ID Card <input type="checkbox"/> Driving License <input type="checkbox"/> 2 Photographs of Individual/Sole Proprietor <input type="checkbox"/> Certificate of Registration
2.	Company	<input type="checkbox"/> Copy of Certificate of Incorporation <input type="checkbox"/> Copy of Memorandum of Association <input type="checkbox"/> Copy of Articles of Association <input type="checkbox"/> Valid Means of Identification
3.	Foundation	<input type="checkbox"/> Certificate of Registration <input type="checkbox"/> 2 Photographs each of Trustees <input type="checkbox"/> Valid means of identification of trustees (International Passport/Voter ID Card/Driver's License)
4.	Partnership Firm	<input type="checkbox"/> Certificate of Registration <input type="checkbox"/> Partnership deed <input type="checkbox"/> Valid means of identification of trustees (International Passport/Voter ID Card/Driver's License) <input type="checkbox"/> 2 Photographs each of Partners
5.	Salary Range	<input type="checkbox"/> 0-N500,000 <input type="checkbox"/> N600,000-N1,000,000 <input type="checkbox"/> N1,100,000-N5,000,000 <input type="checkbox"/> Over N5,000,000

I hereby confirm that I have seen the land and wish to go on with the transaction.

THEREFORE, THE INFORMATION, TERMS & CONDITIONS PROVIDED HERewith ARE ACCEPTABLE AND CONSENTED TO BY ME. I ACKNOWLEDGE THE RECEIPT OF THE SUBSCRIPTION FORM/FAQ. COPY

SUBSCRIBER'S NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\*If subscriber is a company or business name, two directors or the proprietor respectively must sign the subscription form and attach Form CO7 & 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 MAX (trading in the name & style of XYZ).