



DIAMOND PRIDE ESTATE, UGBOLU, ASABA FREQUENTLY ASKED QUESTION / TERMS AND CONDITIONS OF PURCHASE

Q1. WHERE IS DIAMOND PRIDE ESTATE, UGBOLU, ASABA?

Diamond Pride Estate is an undeveloped parcel of land at Ogbe Iyase Quarters Ugbolu, in Oshimili North Local Government Area, Delta State.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF DIAMOND PRIDE?

PWAN DIAMONDS, An Affiliate of PWAN GROUP located at Linpis Mall, beside Home Care Supermarket, opposite Globus Bank, along Okpanam Road, Asaba, Delta State.

Q3. WHAT TYPE OF TITLE DOES DIAMOND PRIDE ESTATE HAVE ON THE LAND?

Registered Survey, Deed of Assignment and C of O in view.

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from any Government interests or adverse claims.

Q5. WHAT IS THE PAYMENT STRUCTURE?

Outright payment of #3,000,000 only per 50/100 (464sqm)

6months instalment for #3,400,000 only per 50/100 (464sqm)

12months instalment for #3,800,000 only per 50/100 (464sqm)

N.B.: Non- payment of the monthly instalment as at when due shall be treated as a fundamental breach of the contract which shall result in the termination or revocation of the contract OR attract default charge of 10% of the month payment. Corner Piece and Commercial Plots attracts

Q6. WHAT IS THE SIZE OF THE PLOT?

464sqm (50 by 100) and 928sqm (100 by 100)

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes. The road to the Estate is motorable and is maintained by PWAN DIAMONDS.

Q8. WHAT OTHER PAYMENT DO I MAKE APART FROM THE PAYMENT FOR THE LAND?

Deed of Assignment: # 200,000 only per plot

Survey Plan: #150,000 only per plot (Survey Plan with Company's name attracts extra charges)

Corner Plot Demarcation: #50,000 only per plot

Development Fee: #1,000,000 only per plot. 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 PAYMENT?

(1)Deed of Assignment, Registered Survey Fee and Plot Demarcation payment can be made immediately.

(2)A minimum of 25% of the Development fee must be paid before the client starts building.

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

Starters pack comprising a letter of acknowledge of subscription and receipt of payment.

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

Completion Payment Receipt, Contract of Sale & Allocation Notification letter

(a) Deed of Assignment & Survey Plan after Physical Allocation is done.

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

You can start building on the land after physical allocation, while fencing and Estate development is going on, after a minimum of 25% down payment of Development fee.

Q13. IS THERE ANY RESTRICTION REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

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, Blocks of Flats, Detached Houses (Duplex). Note, "Face-Me-I-Face You" (Tenement Building) and High-Rise houses will not be approved by the Company and with Delta State Government afterwards.

Q14. CAN I RE-SELL MY PLOT/PROPERTY?

Yes. Subscribers who have paid up for their land (in full) can re-sell their plot(s). PWAN DIAMONDS would require the seller to furnish the Company with details of the buyer. A charge of 10% of the land consideration (covering Transfer Documentation Fee) shall be paid to the Company by the buyer.

Q15. CAN I PAY CASH TO THE AGENT?

We strongly advice that cash payment should be made to PWAN DIAMOND REALTORS & DEVELOPMENT LTD at its designated Banks, otherwise, cheque(s) should be issued in favour of PWAN DIAMOND REALTORS & DEVELOPMENT LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

Q16. WHAT HAPPENS IF I CAN NOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR 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 Ninety (90) days notice to process your refund request and a further sixty (60) days if the process is not complete dafter the first ninety (90) days.

The refund shall be processed and paid lass 40% (Administrative fee and others)

SUBSCRIBER'S NAME: _____

SIGNATURE: _____ DATE: _____