



**FLOURISH ESTATES NORTH CENTRAL**  
**FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS**

**02-05-2023**

**Q1. WHERE ARE FLOURISH CITY ESTATES LOCATED?**

- A. ABUJA – Lugbe, Abuja.
- B. ILORIN – along Sobi-Shao Expressway, Shao, Ilorin, Kwara State.
- C. FLV ILORIN - Amoyo, Ilorin, Kwara State
- D. FC KARSHI - Karshi, Nasarawa.
- E. FLV KARSHI - Pyanko by Rafin Kwara, karshi Development Area, Karu Local Govt ., Nasarawa State
- F. FLV JOS Behind Rayfield, Gbwen Shen D, Jos south, Plateau State.

**Q2. WHO ARE THE OWNERS/DEVELOPER OF FLOURISH CITY ESTATES?**

- A. PWAN HOMES LTD, a Leading Real Estate Company and Folk-Land Property Development Company (FPDC), a leading player in the construction sector of the economy with offices in Lekki, Lagos State. We also have branch offices across four geo-political zones in the country **to wit:** North-Central, South-West, South-East and South-South

**Q3. ARE THERE ANY ENCUMBERANCES ON THE LAND?**

- A. The Land is free from every known government acquisition or interest and adverse claims.

**Q4. WHAT IS THEIR PAYMENT STRUCTURE AND TITLE?**

ESTATE	TITLE	PLOT	OUTRIGHT	6 MONTHS	12 MONTHS	DEED OF ASSIGNMENT	SURVEY FEE	CORNER PLOT DEMARCATION
FC Abuja	Right of Occupancy	300/600sqm	4.5m/9m		5.5m/11m	200,000	200,000	50,000
FC Ilorin	Registered Survey & Deed of Assignment	464sqm	500,000		600,000	100,000	50,000	30,000
FLV ILORIN	Registered Survey & Deed of Assignment	464sqm	800,000	1,000,000		100,000	50,000	30,000
FC KARSHI ABUJA	R of O	500sqm	600,000.00	750,000.00	900,000.00	100,000	150,000	30,000
FLV KARSHI ABUJA	R of O	500sqm	2,250,000	2,500,000		100,000	150,000	30,000
FLV JOS	Deed Of Assignment	450 sqm	2,000,000		2,800,000			
	& Survey							

- a) Commercial plots attract additional 10% of land cost.
- b) Corner piece plots Attract additional 10% of land cost.
- c) Change/Correction of information attract N10,000.
- d) Transfer of Ownership attract 10% of land cost.
- e) Development Levy shall be communicated on a later date.

**NB: Please note that failure to complete Land payment before the expiration of selected payment plan attracts a default fee of N10,000 or N20,000 per month of default depending on the Estate.**

**Q5. IS THE ROAD TO THE ESTATE MOTORABLE?**

Yes, the road to the estate is motorable.

**Q6. WHAT DO I GET AFTER THE INITIAL DEPOSIT?**

A letter of acknowledgement of subscription and receipt of payment.

**Q7. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?**

- A. Completion Payment Receipt, Contract of Sales & Payment Notification letter
- B. Free Plot Award Letter (Where Applicable)
- C. Deed of Assignment, Survey Plan & Deed of Gift (where applicable).

**NB: Applicants shall be availed with the documents in paragraph (c) above after payment of documentation fee. Subscribers are also required to comply with the Estate Rules and Regulations as provided by the Company.**

**Q8. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?**

You can start building on the land after Physical Allocation, while Fencing and gate-house construction is ongoing. **Provided applicant has sought and obtained building approval from the company.**

**Q9. WHEN IS ALLOCATION DONE?**

- a. All physical allocation shall be done during the dry season in order of subscription.

**Q10. WHEN DO I MAKE THE OTHER PAYMENTS?**

- (i) Payment for Survey Plan, Deed of Assignment and Plot Demarcation should be made before Physical Allocation.
- (ii) Development fees should be paid either outrightly or in installments.

**Note that Installment payment of development fee will attract surcharges.**

**Q11. CAN I PAY CASH TO YOUR AGENT?**

- A. WE STRONGLY ADVISE that payments should ONLY be made to PWAN HOMES LTD's designated BANKS to wit: **PWAN HOMES LTD-ABUJA FCT ZENITH BANK-1222004144**; PWAN HOMES LTD-KWARA STATE ZENITH BANK- 1222000665.

**Q12. IS PWAN HOMES LTD AML/CFT compliant?**

Yes

**Q13. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?**

Yes, you can request for a refund only if you are unable to complete payment within the subscribed payment period or within the 6 months immediately following complete payment within the subscribed payment plan provided that:

- A. All requests for refund shall be made in writing and subject to a 120days waiting period with a possible 90days extension and a further 60days after the initial period.

**NOTE:** That after processing refund, disbursement shall be according to the payment plan used for the subscription by client/customer less 40% Administrative fee and other disbursements (demurrage/default charges where applicable).

**NOTE ALSO (for PBOs):** That if you have earned more than twice the amount you have deposited in PBO you are not entitled to a refund.

#### **Q14. WHEN ARE DEFAULT CHARGES PAYABLE?**

Default fees are payable where the customer fails to complete payment within the subscribed payment period. The payment for Default fees of each estate is as follows:

FLOURISH CITY ABUJA – N20,000

FLOURISH CITY ILORIN – N10,000

FLOURISH LUXURY VILLA ILORIN – N10,000

FLOURISH CITY KARSHI– N20,000

FLOURISH LUXURY VILLA KARSHI– N20,000

**Note that the Company shall be at liberty to revoke the subscription of a client/customer at any time if the Applicant fails to meet the purchase requirements or adhere to the terms and conditions stated herein.**

**In the event of revocation, the Company shall not be liable to make any refund to the exiting subscriber until the Company has received funds corresponding in value to the amount to be refunded from a third-party Applicant. For the avoidance of doubt, the Company shall not be obliged to procure a third-party to acquire the subscriber's interest in the property. Revocation of allocation or termination of subscription arising because of failure of the Applicant to meet payment obligations shall attract a 40% deduction (30% Agency Fee & 10% Administrative Fee) of the Applicant's total deposit**

#### **Q15. CAN YOU REQUEST FOR REFUND AFTER COMPLETING PAYMENT?**

**NO.** Refund can only be done before completion of payment or within 6 months immediately after the Subscribed payment period.

PROVIDED ALWAYS that such refund shall not be made after physical allocation of property has been conducted.

**NOTE:** In the event of a refund, you are required to give the company a One Hundred and Twenty (120) days' notice (initial period) in writing to process your refund and a further Sixty (90) days which may be extended to another 60days if the process is not completed within initial period.

**NOTE ALSO:** That after processing refund, disbursement shall be according to the payment plan used for the subscription less 40% (Administrative fee and other disbursements).

#### **Q16. HOW DO I CHANNEL MY COMPLAINTS OR GRIEVANCES?**

The company is committed to a speedy and amicable settlement of issues brought to its attention by customers/clients. Customers/Clients shall channel their written complaints to pwanlimited@gmail.com for immediate and amicable settlement with the instrumentality of ADR before exploring other options .

**NOTE:** Dispute Resolution shall be subject to the Arbitration and Conciliation Act, 2004.

**Q17. CAN I TRANSFER MY PROPERTY?**

Transfer of interest in property(ies) by clients/customers is only possible upon full payment and shall be done upon receipt of prior express consent of the Company and payment of transfer charges. Where a transfer of interest is to be made to a third party, the Applicant shall bear the cost of procuring new Survey Plans and Title Deeds (amongst others). The applicable transfer charge shall be 10% of the current value of the property.

**I hereby confirm that I have seen the land and I'm ready to go on with the transaction and to be bound by the terms and conditions herein.**

**THEREFORE, THE INFORMATION PROVIDED IN THIS FAQ/TERMS AND CONDITIONS ARE CONSENTED TO AND ACCEPTED BY ME AS I ACKNOWLEDGE RECEIVING AND PERUSING A COPY OF THIS FAQ/TERMS AND CONDITION**

SUBSCRIBER'S NAME.....  
SIGNATURE.....DATE.....

*\*If the subscriber is a company, incorporated trustee or Limited Liability Partnership, two directors or Partners must sign the subscription form and attach Form C07 & Certificate of Incorporation or any certificate for the List of partners in the Limited Liability Partnership. For a company, the name must end with either LTD PLC, UnLTD, LTD/GTY, while for a Limited Liability Partnership the name must end with LLP. A company must also attach a board resolution authorizing the purchase. Where the subscriber is a private or public company, a resolution authorizing the investment/purchase must be attached*