

FLOURISH ESTATES

SOUTH- EAST REGION



FLOURISH LUXURY VILLAS
Nibo-Awka

NIBO, AWKA SOUTH LGA ANAMBRA STATE, NIGERIA

#6M 464 SQM

DEED OF ASSIGNMENT AND REGISTERED SURVEY

Flourish City Umueri

UMUERI ANAMBRA STATE, NIGERIA

#3M 464 SQM

DEED OF ASSIGNMENT & REGISTERED SURVEY

Flourish City Enugu

NIBO, AWKA SOUTH LGA ANAMBRA STATE, NIGERIA

#5.4M 530 SQM

DEED OF ASSIGNMENT AND REGISTERED SURVEY

Flourish City Ameke-Ngwu

AMORJI NKWUBOR NIKE ENUGU STATE, NIGERIA

#2.3M 500 SQM

DEED OF ASSIGNMENT AND REGISTERED SURVEY

Flourish City Agbogazi Enugu

AMORJI NKWUBOR NIKE ENUGU STATE, NIGERIA

#1.5M 500 SQM

GOVERNMENT LAYOUT & REGISTERED SURVEY

FLOURISH LUXURY VILLAS
Umuokanne

OKWU EGBELU UMUOLU MGBEISI OHAJI, OVERRI, IMO

#1.5M 464 SQM

DEED OF ASSIGNMENT AND REGISTERED SURVEY

FLOURISH LUXURY VILLAS
Avu

NWOKWUTUR UKPA FARM IN AVU-OBOGIMA IMO STATE.

#3.5M 464 SQM

DEED OF ASSIGNMENT AND REGISTERED SURVEY

FLOURISH LUXURY VILLAS
Ngo-Okpala (PHASE 1)

DIRECTLY OPPOSITE TONY CHUKWUS MANUFACTURING COMPANY BESIDE ZION MINISTRY PERMANENT SITE, NGO-OKPALA OVERRI IMO STATE

#2.5M 464 SQM

DEED OF ASSIGNMENT AND REGISTERED SURVEY

FLOURISH LUXURY VILLAS
Abakaliki

ALONG THE AIRPORT ROAD ONUEKE ABAKALIKI EBONYI STATE

#5M 500 SQM

DEED OF ASSIGNMENT AND REGISTERED SURVEY

Flourish City Abakaliki

OSHIEGBE ROAD, AMIKE OHAUKWU LGA EZZAMGBO EBONYI

#2.2M 464 SQM

DEED OF ASSIGNMENT & REGISTERED SURVEY

FLOURISH LUXURY VILLAS
Amibo-Ubakala

AMIBO UBAKALA SOUTH LGA ABIA STATE

#3M 464 SQM

GOVT ALLOCATION



AFFIX
A PASSPORT
PHOTOGRAPH

FLOURISH CITY ESTATES (SOUTH EAST)

SUBSCRIPTION FORM

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.

NAME*

Mr. Mrs. Miss.

ADDRESS*

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

MARITAL STATUS* **NATIONALITY***

NAME OF SPOUSE*

(If Applicable)

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 / We.....hereby affirm that all information provided as a requirement for the Purchase of land with PWAN HOMES shall not be held responsible for any inaccurate information provided by the subscriber

***TYPE OF PLOT:** Residential Commercial plot (attracts 10%) Number of plots PLOT SIZE: 464SQM 500SQM 530SQM

DURATION Outright 6 Months 12 Months

PLANS/SCHEME: _____

AWKA FC ABAKALIKI LUXURY VILLA ABAKALIKI AGBOGAZI CENTENARY ENUGU FLV AMIBO-UBAKALA FLOURISH LUXURY VILLA AVU

FLV NIBO LUXURY VILLAS OWERRI LUXURY VILLAS UMUOKANNE FC AMEKE NGWO UMUERI F.L.V NGO-OKPALA FC AWKA Phase 2

NAME OF SUBSCRIBER* _____

SIGNATURE* _____ **DATE*** _____

FOR REFERRAL DETAILS

NAME*

DATE*

PHONE NO

EMAIL

ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF

PWAN HOMES LTD	ANAMBRA (ZENITH BANK) 1222003989	EBONYI (ZENITH BANK) 1222004058	ENUGU (ZENITH BANK) 1222004137	IMO (ZENITH BANK) 1222004106
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FLOURISH ESTATES SOUTH EAST

24th November 2023

FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

Q1. WHERE ARE FLOURISH CITY ESTATES LOCATED?

- A. FC AWKA Along Enugu Agidi Nawgu Road, Njikoka L.G.A Anambra State
- B. FC AWKA Phase 2 Enugu Agidi Nawgu Road, Njikoka L.G.A Anambra State
- C. FC ABAKALIKI Ezzamgbo, Abakaliki, Ebonyi State
- D. FLV ABAKALIKI Along the Airport Road, Onueke, Abakaliki, Ebonyi State
- E. FC AGBOGAZI By Agbogazi Nike, Enugu East LGA, Enugu State
- F. FC CENTENARY At Centenary, Enugu State, Obeagu, Awkunanor, Enugu South LGA, Enugu
- G. FC ENUGU Amorji nkwubor Nike, Enugu State
- H. F.L.V AMIBO-UBAKALA Amibo-Ubakala Umuahia South LGA, Abia State.
- I. Flourish Luxury Villa AVU Nwokwunturukpa Farmland, In Avu-Obosima, Imo State.
- J. F.L.V NIBO Nibo, Awka South L.G.A, Anambra State
- K. FLV OWERRI Ohaji, Owerri, Imo State
- L. FLV UMUOKANNE Okwu Egbelu Umuolu Mgbeisi Ohaji, Owerri, Imo State
- M. F.C AMEKE NGWO Ameke Ngwo Enugu, Udi Local Govt. Enugu State
- N. FLV UGBENU Awka North Local Government Area, Anambra state
- O. FC UMUERI

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 the 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 ARE THEIR PAYMENT SRUCTURE AND TITLE?

ESTATE	TITLE	PLOT	Outright ₦	6 MONTHS ₦	12 MONTHS ₦	Deed Of Assignment	Survey Fee	Corner Plot Demarcation
FC AWKA	Deed of Conveyance & Irrevocable P.O.A	464sqm	5,400,000		6,000,000	200,000	150,000	50,000
FC AWKA Phase 2	Deed of Conveyance & Irrevocable P.O.A	464sqm	4,000,000		4,500,000	200,000	150,000	50,000
ABAKALIKI	Deed of Assignment & Survey	464sqm	2,200,000		2,700,000	200,000	150,000	50,000
Luxury Villa ABAKALIKI	Deed of Assignment & Survey	500sqm	5,000,000		5,500,000	250,000	200,000	150,000
FC AGBOGAZI	Govt. Layout & Reg.	500sqm	1,500,000			200,000	150,000	50,000

	Survey							
FC CENTENARY	Deed of Assignment & Survey	500sqm	8,500,000		Unavailable	200,000	150,000	50,000
FC ENUGU	Certificate of Occupancy	530sqm	5,400,000		6,000,000	150,000	150,000	50,000
F.L.V AMIBO-UBAKALA	Govt. Allocation	464sqm	3,000,000	3,200,000	3,500,000	200,000	150,000	50,000
F.L.V AVU	Deed of Assignment & Registered Survey	464sqm	3,500,000		4,500,000	200,000	150,000	50,000
F.L.V NIBO	Deed of Assignment & Survey	464sqm	6,000,000		7,000,000	200,000	150,000	50,000
LUXURY VILLAS OWERRI	Deed of Assignment & Survey	464sqm	1,200,000		1,800,000	200,000	150,000	50,000
LUXURY VILLAS UMUOKANNE	Deed of Assignment & Survey	464sqm	1,500,000			200,000	150,000	50,000
F.C AMEKE NGWO	Deed of Assignment & Survey	500sqm	2,300,000			200,000	150,000	50,000
FLV UGBENU	Deed of Assignment & Survey	464sqm	2,000,000		2,500,000	200,000	150,000	50,000
UMUERI	Deed of Assignment & Survey	464sqm	3,000,000		3,500,000	200,000	150,000	50,000

- a) Commercial plots attract additional 10% of land cost.
- b) Corner piece plots Attract additional 10% of land cost.
- c) Change/Correction information attract N10,000 OR N20,000 charge depending on the Estate (Subject to review).
- 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.

ANY PROMO on Flourish City Centenary Estate shall only apply to Outright payments.

Q5. IS THE ROAD TO THE ESTATE MOTORABLE?

A. Yes, the road to the estate is motorable.

Q6. WHAT DO I GET AFTER THE INITIAL DEPOSIT? A letter of acknowledgement of subscription and receipts 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 provided 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?

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?

WE STRONGLY ADVISE that payments should ONLY be made to PWAN HOMES LTD's designated ZENITH BANKS to wit: **PWAN HOMES LTD - ANAMBRA 1222003989; PWAN HOMES LTD – EBONYI 1222004058; PWAN HOMES LTD - ENUGU 1222004137; PWAN HOMES LTD – IMO 1222004106;**

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 after the Subscribed payment period 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.
- B. For refunds that are requested after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

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.

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 for 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.*