



**Q1. WHERE IS ZION SMART CITY EPE ESTATE SITUATED?**

**ZION SMART CITY EPE ESTATE** is situate at Oko –Aye, Off Araga Road, Poka-Epe, Epe Local Government Area of Lagos State.

**Q2. WHO ARE THE OWNERS AND DEVELOPERS OF ZION SMART CITY EPE ESTATE?**

PWAN PRO REALTORS AND ESTATES LIMITED owners of ZION SMART CITY EPE ESTATE

**Q3. WHY SHOULD I BUY INTO ZION SMART CITY EPE ESTATE?**

**ZION SMART CITY ESTATE** is situate at a strategic location that enjoys proximity to commercial investment landmarks and developments like the proposed International Airport, the Atlantic Hall School, Epe Resort and Spa, Joyrich fun & Spa Lagos State University (Epe Campus), the popular Epe Country Club. It is less than 2 minutes' drive to the Lagos Accident and Emergency Rescue Centre, shares boundaries with Lagos State Agricultural Training Institute, Government Technical College, less than 6 minutes' drive to the prestigious Alaro City and Dangote Refinery etc. it Guarantees high Return on Investment (ROI) and definitely a buy and build Estate.

**Q4. WHAT TITLE DOES ZION SMART CITY EPE ESTATE HAVE?**

**ZION SMART CITY ESTATE** has **Survey & Deed Of Assignment** as Titles

**Q5. IS THE ROAD TO ZION SMART CITY EPE ESTATE MOTORABLE?**

YES. The road to **ZION SMART CITY ESTATE** is Motorable and highly accessible.

**Q6. WHAT ARE THE COORDINATES OF ZION SMART CITY EPE ESTATE?**

**605190.010mE**  
**732676.011mN**

**Q7. IS ZION SMART CITY EPE ESTATE SUBJECT OF ANY COURT CASE OR ENCUMBRANCES?**

NO! **ZION SMART CITY EPE ESTATE** is free from any Court Case and free from every known Government acquisition or any form of adverse claims and encumbrances.

**Q8. WHAT PLOT SIZES ARE AVAILABLE FOR SUBSCRIPTION?**

600SQM and 300SQM

**Q9. WHAT IS THE PAYMENT STRUCTURE PER PLOT SIZE?**

- (a) Outright payment (0-3 months) –**N2, 500,000.00 - (600SQM)**
- (b) Installment payment(6 months)-**N 2.750,000.00-(600SQM)**
- (c) Outright payment (0-3 months)-**N1,250,000.00-(300SQM)**
- (d) Installment payment(6months)-**N1,375,000.00-(300SQM)**
- (e) Commercial plot: **10%** cost of the plot (subject to availability)
- (f) Change/alteration/correction of initial contents: **N10,000.00**
- (g) Transfer of ownership: **10%** cost of the plot.

**Q10. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE LAND PAYMENT?**

- (a) Deed of Assignment: **N200, 000.00** only per plot (subject to review)
- (b) Registered Survey fee: **N380,000.00** per plot(subject to review)
- (c) Corner plot Demarcation: **N70,000.00** only per plot(subject to review)
- (d) Development fee: to be communicated (We have not gotten to that stage)

**Q11. AT WHAT STAGE DO I MAKE THE PAYMENTS IN PARAGRAPH Q10 ABOVE?**

Payments are to be made before the physical allocation of the land.

**NB:** None 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 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.

**Q12. WHAT DOCUMENTS DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?**

A letter of acknowledgement of subscription, receipt of payment for the initial deposit and installment payment receipt(s) for further installments.

**NB:** Estate updates are regularly sent via mails & our social media channels. Clients are advised to follow us on our social media channels **@PWANPRO OFFICIAL (Instagram)**, **PWAN PRO (Face book)** and on our website **www.pwanpro.com**

**Q13. WHAT DOCUMENTS DO I GET AT THE COMPLETION OF PAYMENT FOR THE LAND?**

- (a) Final Payment Receipt,
- (b) Contract of Sale and Payment Acknowledgment Letter
- (c) Deed of Assignment
- (d) Survey plan & other necessary documents.



**Q14. WHAT WILL THE DEVELOPMENT FEE BE USED FOR?**

The development fee will be used to erect a standard fence, gate house, good drainage system, access roads, water supply electricity and other standard estate facilities.

**Q15. WHEN WILL MY PLOT(S) BE ALLOCATED TO ME?**

After 100% payment for the land is made and at the stipulated allocation time scheduled by the Company.

**Q16. CAN I COMMENCE BUILDING ON THE LAND NOW?**

You can start building on the land after physical allocation, while fencing and Estate development is going on.

**Q17. IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?**

No. But you will be responsible for the clearing of your plot(s) after Physical Allocation.

**Q18. CAN I RESELL MY PLOT(S)/PROPERTY?**

Yes, as a subscriber who have completed payment for the land and have been allocated can resell to a third party or otherwise.

**Q19. CAN I PAY CASH TO YOUR AGENT?**

While we are not discrediting anybody, we strongly advise that payments should be made into the Company's Bank Account(s) only. Otherwise cheques should be issued in favor of **PWAN PRO REALTORS AND ESTATES LIMITED**.

**NB:** We will not accept any liability that may arise from deviating from the instruction given in **Q19** above.

**Q20. ARE THERE RESTRICTIONS ON THE TYPE OF BUILDING I CAN CONSTRUCT IN ZION SMART CITY EPE 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, detached houses (duplex). Note "Face me -I Face-you" and high-rise houses will not be permitted.

**Q21. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT?**

You can apply for a refund with a **90days** notice given to the Company.

**Q22. IN CASE OF A REFUND AM I BOUND BY ANY OF THE COMPANY'S REFUND POLICIES?**

Yes, notice to process your refund request and further **60-days** if the process is not completed after the first **90-days**. The refund shall be paid according to the payment plan used for the subscription less **40%** (Administrative charges, Logistics & Agency Fees).

**Q23. IS PWAN PRO REALTORS AND ESTATES LIMITED COMPLIANT TO ALL MONEY LAUNDRY ACTS?**

**PWAN PRO** is 100% AML/CFT Compliant. And reports suspicious transactions to the appropriate Authorities.

**THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HEREIN ARE ACCEPTABLE AND CONSENTED TO BY ME.....(NAME) AND I ACKNOWLEDGE RECEIPT OF A COPY OF IT.**

NAME.....

SIGNATURE .....

DATE .....

- **IF SUBSCRIBER IS A COMPANY OR BUSINESS NAME:**

**NAME OF THE COMPANY/BUSINESS NAME:**

.....



**DIRECTOR**.....

**SECRETARY**.....

**DATE:** .....

**DATE:** .....