



**IBUSA TOWN, ASABA DELTA STATE.**

**FREE DOCUMENTATION INCLUSIVE**

**ACTUAL PRICE**

~~**N6M**~~

**PROMO PRICE**

**N4.5M**

ESTATE FEATURES



**WIFI SERVICE**



**TECH HUB & CO-WORK SPACE**



**SPORTS ARENA**



**FITNESS CENTRE & SPA**



**SWIMMING POOL**



**LIBRARY**

LAGOS OFFICE: DN DANJUMA HOUSE, OLOKONLA BUS-STOP, OPP. READINGTON SCHOOL, LEKKI-EPE EXPRESSWAY, AJAH, LAGOS.

ASABA OFFICE: LINIPIS MALL OPP GLOBUS BANK OKPANAM RD, ASABA.

**ALL PAYMENTS SHOULD BE MADE IN FAVOUR OF  
PWAN HORIZON REALTY & AGRO LTD.**



**1310975321**



# SUBSCRIPTION FORM

NOTE: INSTANT PLOT RESERVATION & ALLOCATION FOR SUBSCRIBERS

TYPE OF PLOTS: RESIDENTIAL  COMMERCIAL (ATTRACTS 10%)  CORNER PIECE PLOT(S) (ATTRACTS 10%)   
PAYMENT: OUTRIGHT  INSTALLMENT   
NUMBER OF PLOTS:  PLOT SIZE:  50 BY 100 FT

Kindly fill the form with correct details and well spelt names as any subsequent corrections on issued documents occasioned by any mistake in filling this form will attract correction fees.

AFFIX  
A PASSPORT  
PHOTOGRAPH

## SECTION 1: SUBSCRIBER DETAILS

TITLE: Mr/Mrs/Ms/Miss/Dr/Prof/Chief/Others

NAME:

DATE OF BIRTH:  GENDER: Male  Female

ADDRESS:   
(RESIDENTIAL ADDRESS IN CASE OF INDIVIDUAL AND REGISTERED BUSINESS ADDRESS IN CASE OF CORPORATE ORGANIZATION)

ROAD/STREET:

TOWN/CITY/DISTRICT/STATE:

OCCUPATION:  E-MAIL:

ORGANIZATION NAME:

MARITAL STATUS:  NATIONALITY:

TELEPHONE NUMBER:  POSTAL CODE:

## SECTION 2: IDENTITY PROOF OF NEXT OF KIN

<b>IDENTITY PROOF:</b>	<b>ADDRESS PROOF:</b>
IDENTITY PROOF NAME: <input type="text"/>	ADDRESS: <input type="text"/>
RELATIONSHIP: <input type="text"/>	PHONE NUMBER: <input type="text"/>
EMAIL: <input type="text"/>	

## SECTION 3: SUBSCRIBER'S DECLARATION

I, \_\_\_\_\_ hereby declare that all the information provided on this subscription form for the purpose of purchasing the above property is true and correct to the best of my knowledge and I consent to the terms and conditions.

**SIGNATURE OF THE SUBSCRIBER:**  Note: subscriber has a sign before an authorized PWAN HORIZON personnel **DATE:**

**NAME:**

## FOR REFERRAL DETAILS

**NAME:**

**DATE:**  **PHONE NUMBER:**

**USERNAME:**  **EMAIL:**

**DATE OF BIRTH:**





# FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

## Q1. WHERE IS HORIZON COURT ASABA?

Horizon Court is located at **Ibusa Town, Asaba Delta State.**

Applicants or their representatives are to inspect the site, subsequent to confirmation of appointments made at PWAN HORIZON REALTY & AGRO LIMITED office or with the designated sales representative. Free inspections hold Mondays to Saturdays. Take off time is by 10am prompt.

NB: The Company shall not be held liable for claims/issues arising from client's inability to inspect the said property before purchase.

## Q2. WHY SHOULD I BUY HORIZON COURT ASABA?

Horizon Court overlooks the city of Asaba right from Ibusa and enjoys proximity to major developments, institutional, industrial, and government parastatals like the Admiralty University, Asaba Airport, Ogwashi-Ukwu Polytechnic, Nigeria Immigration, Civil Defense, Chinese construction company, etc. guaranteeing high return on investment.

## Q3. WHO ARE THE OWNERS/ DEVELOPERS OF HORIZON COURT ASABA?

PWAN HORIZON REALTY & AGRO LTD. which is located at DN. Danjuma House, Opposite Readington American Shool, Olokonla Bus-stop, by LBS, Lekki-Epe Expressway, Ajah Lagos.

## Q4. WHAT TITLE DOES HORIZON COURT ASABA HAVE?

Freehold

## Q5. WHAT ARE THE COORDINATES OF HORIZON COURT ASABA?

0234086mN  
0681264mE

0234088  
0681170

## Q6. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from every known government acquisition or interest and adverse claims.

## Q7. WHAT PLOT SIZE(S) IS AVAILABLE?

50 by 100 Feet(FT) or 464SQM

## Q8. WHAT IS THE PAYMENT STRUCTURE FOR THE PLOT SIZES?

- i. Outright 0 to 3months - N4.5million (464SQM)
- ii. 6months - N6million (464SQM)
- iii. 12months - N7million (464SQM)

NB: The Company reserves the right to repudiate or defer processing transactions that violate the initial deposit threshold or payments that are made after the official announcement of close of sales. Payment validates subscription even if date on subscription form is earlier than date of payment.

- (i) Corner-piece plot attracts additional 10% of land cost
- (ii) Commercial plot attracts additional 10% of land cost

(iii) Non-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 may result in termination or revocation of the contract/OR attract default charge of 10% of the month payment or 10% of the total balance upon demand.

NOTE: After 5 months of the expiration of the installment contract, the company reserves the right to initiate the contract/cost of the property based on the prevailing rate of the Estate.

## Q9. IS THE ROAD TO THE ESTATE MOTORABLE?

Yes, the road to the estate is motorable.

## Q10. WHAT OTHER PAYMENTS DO I MAKE WITH/AFTER THE PAYMENT FOR THE LAND? (Subject to review within 12 months)

- (a) Development levy
- (b) Plot demarcation 100,000



# FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

## Q11. WHEN DO I GET MY ALLOCATION AFTER PAYMENT?

Allocation Document would be issued within three (3) months after payment and physical allocation to be done during the annual dry season in order of subscription upon confirmation of 50% payment of development fees. The Company reserves the right to allocate subscribers to a new & nearby scheme or phase of the estate.

## Q12. WHEN DO I MAKE THE OTHER PAYMENTS?

(I) Development fees should be paid either on outright upon demand. Installment payment of development fees will attract surcharges.

## Q13. WHAT DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?

A letter of acknowledgement of subscription, receipt of payment and installment payment receipt(s) for further installments. Estate updates are regularly sent via email & our social media channels. Customers are encouraged to follow us on our social media channels PWAN HORIZON (Facebook);(YouTube & Instagram).

## Q14. WHAT DO I GET AFTER COMPLETING PAYMENT FOR THE LAND?

Completion Payment Receipt, Notification Letter, Contract of Sales & Plot Allocation Document

## Q15. WHAT IS THE ESTATE DEVELOPMENTAL PLAN?

Developmental plan is in two phases

1. Fencing and gatehouse construction which will happen within the first 1 - 2 years of the introduction of the Estate.
2. Other infrastructural development in line with general development in the area.

## Q16. CAN I START CONSTRUCTION OR BUILDING ON THE LAND NOW?

A. Yes, You can start building on the land after Physical Allocation provided there is satisfactory evidence of possession of plots by subscribers and payment of developmental fees.

B. Please select your proposed timeline for commencing building/development on your plot:

Between 1 - 2 years,  3 - 4 years,  5-6 years  7 years & above

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

Yes. There must be evidence of active possession on your land within 12 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 the subscriber to another area of the estate in favor of those ready to develop.

## Q18. 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, Block of Flats, detached houses (duplex). Note "Face-me-I-Face-you" and high-rise houses will not be permitted. All building design must conform to the required set back & building control of the estate and such design would be approved by the company and with Delta State Government afterwards.

## Q19. CAN I RE-SELL MY PLOT/PROPERTY?

A. Yes a subscriber who has paid up on their land can re-sell their plot(s). In that event, PWAN HORIZON REALTY & AGRO LTD. would require you (the seller) to furnish the company with details of the new buyer. PWAN HORIZON REALTY & AGRO LTD. does not sell on behalf of subscribers.

B. 10% of the land consideration paid by you will be payable by the new buyer directly or through you to the Company for Transfer of Title Documentation.

## Q20. CAN I PAY CASH TO YOUR AGENT?

We strongly advise that cash payments should only be made to PWAN HORIZON REALTY & AGRO LTD. at its designated Banks. Otherwise, cheque(s)/bankdrafts should be issued in favour of PWAN HORIZON REALTY & AGRO LTD. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the above instruction.

## Q21. WHAT HAPPENS IF I CANNOT CONTINUE WITH THE PAYMENT OR AFTER PAYMENT BUT BEFORE ALLOCATION? CAN I GET 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 120 days' written/email notice to process your refund request and a further 60 days if the process isn't completed after the first 120 days. The refund shall be processed and paid less 40% (Administrative, Logistics & Agency Fees). For refunds that are requested for after the expiration of the payment plan, demurrage/default fees will be deducted from the refundable amount.

## Q22. WHAT HAPPENS IF YOU WANT TO INSPECT THE SITE AFTER ALLOCATION?

If after allocation and a client wants to inspect the site one more time, it attracts a fee of N30,000

## Q23. WHAT HAPPENS IF YOU WANT A TRANSFER OF OWNERSHIP?

Change of ownership attracts 10% of the land cost.

## Q24. WHAT HAPPENS IF YOU WANT TO CHANGE OR CORRECT NAMES ON MY DOCUMENTS?

Change/Correction of Name(s) attract N30,000 charges (subject to review)



# FREQUENTLY ASKED QUESTIONS/TERMS AND CONDITIONS

THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HERETOFORE, ARE ACCEPTABLE AND  
CONSENTED BY ME AND I ACKNOWLEDGE RECEIVING A COPY OF IT.

NAME ..... SIGNATURE ..... DATE .....

NAME ..... SIGNATURE ..... DATE .....

Yours Faithfully,  
For: PWAN HORIZON REALTY & AGRO LTD.

AUTHORISED SIGNATORY

If subscriber is a company or business name, two directors or the proprietor(s) respectively must sign the subscription form and attach Form C07 & 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 HORIZON (trading in the name & style of Horizon Estates for example Mr. Horizon).

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**LAGOS OFFICE:**

**DN DANJUMA HOUSE, OLOKONLA BUS-STOP, OPP.  
READINGTON SCHOOL, LEKKI-EPE EXPRESSWAY, AJAH, LAGOS.**

**ASABA OFFICE:**

**LINIPIS MALL OPP GLOBUS BANK OKPANAM RD,  
ASABA.**

For swift response to your enquiries or requests please contact us at:

**PWAN HORIZON REALTY & AGRO LTD.**

You can also visit our website at [www.pwanhorizon.com](http://www.pwanhorizon.com) for more information.

We look forward to hearing from you soonest.

Yours sincerely,

**PWAN HORIZON REALTY & AGRO LTD.**

Owners of Obibi Eze