



1. Where is GREENLAND GARDENS located?
    - GREENLAND GARDENS is located at Ipo-Abara, 15 mins away from the international terminal of the Port Harcourt International Airport.
  2. Who is the developer of GREENLAND GARDENS?
    - GREENLAND GARDENS is developed by Velox Real Estate and Investment Limited.
  3. What title document does the land carry?
    - GREENLAND GARDENS has a Deed of Conveyance and a Registered Survey Plan, and it is 100% free from adverse encumbrances.
  4. What is the nature and topography of GREENLAND GARDENS?
    - It's 100% dry land and has an upland topography.
  5. What type of infrastructure will be deployed in the estate?
    - GREENLAND GARDENS comes with the following features: Perimeter fencing, Electricity, Security, Drainage, Gatehouse and Graded Internal Road Network.
  6. Do I have to pay for this development after paying for the land?
    - Development fee for GREENLAND GARDENS is currently N1,000,000 per plot.
- Please note:* You cannot begin any development work (Including fencing), on your plot without paying the development fee.
7. Do I have to pay for the Survey and Deed of Conveyance?
    - No. You'll get a free Survey Plan and a Deed of Conveyance after making complete payment on your plot(s).
  8. What is the cost of a plot of land at GREENLAND GARDENS?
    - A plot of land at GREENLAND GARDENS is currently selling at N1,500,000 per plot for residential plots.
  9. Is there a payment plan?
    - Yes. There's a payment plan.

## PAYMENT PLANS FOR GREENLAND GARDENS

### ➤ RESIDENTIAL PLOT (1,500,000 FOR OUTRIGHT PAYMENT)

DURATION	AMOUNT	INITIAL DEPOSIT
0-3 MONTH	1,500,000	500,000
0-6 MONTHS	2,000,000	500,000
0-12 MONTHS	2,300,000	500,000

10. What is the plot size?

- 460 sqm per plot.

11. When will my plot be allocated to me?

- You will get an instant layout allocation when you make an initial deposit payment. However, all title documents will be handed over to you after complete payment. A date for Physical plot allocation will be fixed and you'll be contacted by the sales team to that effect..

12. What documents do I get after I make payment?

- Payment Receipt, Contract of Sale, Deed of Conveyance and Registered Survey Plan.
- Upon initial deposit, you'll get a Receipt and Contract instantly, and upon complete payment, you'll get a Deed of Conveyance and a Registered Survey Plan within 4 weeks.

13. Is there any penalty for default on payment plan?

- Yes. There's a surcharge of 10% monthly when you default in your payment plan.
- Where default continues for up to three (3) months, the company reserves the right to make an upward review of the property, based on current market value.
- If default continues for up to six (6) months, the company reserves the right to terminate your purchase/subscription, resell the allocated plot and your money refunded 50% less administrative fees.

14. Is there an additional cost if I want a corner piece plot?

- Yes. Corner piece plots attract an additional 15% cost.

15. When can I start building?

- You can start building after physical allocation, and after you have collected all necessary permits from the necessary authorities.

16. Is the road to the site motorable?

- Yes. The road leading to GREENLAND GARDENS is motorable.

17. Is there any time limit for development on my plot after allocation?

- Every subscriber is expected to fence and gate their individual plots within a 12 months timeline after purchase.
- For building, there's no time limit. However, when the estate becomes habitable, you will be required to keep your fenced and gathered property free from weeds and unwanted debris. Failure to do so, the developer will do it, and the cost will be on the purchaser.

18. Can I request for a refund if I can't meet up with the installment plan?

- Yes, a subscriber can request for a refund, but this will attract a 50% charge on the initial payment made.

*Please Note:* The refund is subject to availability of an offtaker to re-buy your ongoing plot purchase. Refund requests can only be treated on properties that have been purchased within 24 months or longer. Refund will take a minimum of 365 working days to review after a refund request is made officially in writing by mail to the company's email address, after which all documents given in course of purchase will be returned to the company and nullified. The stipulated refund date above is tentative and may take longer.

19. Can I resell my plot/property?

- Yes. You can resell your plot of land in GREENLAND GARDENS. However, a letter of notice of transfer of ownership will have to be sent to notify us of the new owner.

*Please Note:* Velox Real Estate & Investment Limited does not resell property for clients.

- Plot(s) or Estate(s) swapping/ switching/ transfer will attract a 20% surcharge deduction on the price of plot to be swapped as at the time of purchase.

20. Can I pay cash or make a transfer to a Velox Agent or Consultant?

- Velox will not be held liable, if any payment is made to any agent or consultant. All payments should be made to the designated bank account of Velox Real Estate and Investment Limited.

## IS THERE A BUILDING GUIDE ON GREENLAND GARDENS ESTATE?

- All other types of buildings that meet government approved standards can be built within the estate.
- All purchasers and residents agree that only black roofing sheets will be used for the development of their building for both commercial and residential purposes
- All residential purchasers cannot build any commercial related activities in or around their residential building. E.g: Building a shop in front of your house is prohibited.
- All commercial purchasers cannot build any residential related activities in or around their residential building. E.g: Building a house in front of your office is prohibited.

## RESTRICTIONS ON COMMERCIAL AND RESIDENTIAL PLOTS

The following restrictions are active on the both commercial and residential plots in the (NAME OF ESTATE), meaning you cannot develop or build any of the following underlisted on the plots.

- ROOFING SHEETS ON ALL BUILDINGS MUST BE BLACK
- NO CHURCH
- NO MOSQUE
- NO MORGUE (MORTUARY)
- NO GAS STATION
- NO FUEL STATION
- HOTELS BAR/CLUB AREA MUST BE SOUND PROOF AND ONLY ON COMMERCIAL

**Transaction process are as follows;**



1. Inspection of Property.
2. Obtain, Fill and Submit Subscription and Terms and Conditions Forms (FAQ) from the company with all relevant identification documents.
3. Make payment for the land and send proof of payment to the appropriate party
4. Layout Allocation of client's preferred and available plot.
5. Confirmation of payment, collection of receipt and contract of sale.
6. The client signs the contract of sale and returns a copy to the office.
7. Completes outstanding payment (Only for those paying in installments).
8. Collect Property Documents; Deed of Conveyance, and a Registered Survey Plan.
9. Physical Allocation of clients earlier chosen plot as stated in the layout and all other documents given.

## ACCOUNT DETAILS

### Account Name

Velox Real Estate & Investment Limited
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### Account Numbers, Currency & Bank

1713443289	NGN	Access bank
1713854096	USD	Access bank

### Sort Code: 082211503

4011429497	NGN	FidelityBank
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1000044345	NGN	Parallex Bank
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Please, fill and sign this document below to indicate that you have Read, Understood and Accepted the content of this Terms and Conditions.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Subscriber's name**

**Signature**

**Date**



1. You are required to read through the application form/terms and conditions carefully before appending your signature and filling in your details in any part of this document.
2. The Application must be completed in English Language
3. Please supply accurate information (all information shall be treated as confidential and for official use only).
3. Whenever there is a change in any vital information supplied in this form, the subscriber shall notify the company immediately with verifiable evidence
4. There shall be no conversion of any amount paid in buying any of our products.
5. Failure to meet up with the monthly payment plan will warrant a default charge as stated in the FAQ/TERMS AND CONDITIONS.
6. Plots and final documents will only be handed over to subscribers upon completion of payment.
7. All part of this form must be completely filled and signed to record your purchase as valid, Names will appear on your title documents as filled on this form, any alterations on your document aside what was filled in this form attracts 50,000 per plot.
8. Filling this form without payment of deposit does not create any obligation between subscriber(s) and the company.
9. To execute this transaction, you are expected to submit the following documents: A valid ID Card, Work Id Card, and Recent Passport photograph and submit identification documents for beneficiary or minor (Birth certificate) as well if purchase is on behalf of a minor or another beneficiary besides subscriber.
10. You are required to fill in your personal contact details (phone number and email) not that of a representative to enable us to communicate with you directly as a subscriber and give necessary information in respect to your property purchase, the company will not be liable for any information not received by you as a result of this breach.
11. No third party can pick up any of your documents (Receipts, Contracts, or Deed of Conveyance.). In any case where you are unable to pick up your documents, send an official mail to [sales@velox.ng.com](mailto:sales@velox.ng.com) stating the name and details of the person you will be sending for pickup. The person will in turn present his valid ID card upon arrival

Date: \_\_\_\_\_

## PERSONAL BIO DATA

Title:	Surname:
First name:	Other name:

**Affix a Passport Here.** (Please write your full name on the reverse side)

# VELOX

Marital status	Sex:
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Date of birth: ____/____/____	Nationality:
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Email:
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Permanent Address:
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(Kindly input street name/ street details, LGA, state, country. (e.g Okoro Akpan Compound, in Adamu Village, Port Harcourt LGA, Ekiti State)

City:	State:
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Residential/Mailing Address:
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Email:
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Mobile:	Alternate Number:
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## SPONSOR (For Minor)

Name in Full (Surname, First, Middle):
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Permanent Address:
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# VELOX

City:	State:
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Residential/Mailing Address:
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Email:
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Mobile:	Alternate Number:
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**IDENTIFICATION TYPE (Kindly attach a copy of your ID Card):** NIN Card/Slip  Driver License  Int'L Passport  Voters Card

**ID Number:** \_\_\_\_\_ **Expiry Date:** \_\_\_\_\_

## NEXT OF KIN

Name:	Mobile:
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Relationship:	Email:
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Address:
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## CURRENT EMPLOYMENT DETAILS

Place of work/ Employer:	Designation:
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Employers telephone:	Mail:
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Work Address:	
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# VELOX

## PURPOSE OF PURCHASE (please tick appropriately)

<input type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial/Investment	<input type="checkbox"/>	Reselling
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Plot No:	Sqm:	No of Plot (s):
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## SOURCE OF FUNDS:

Salaries & Allowance:       Cooperative Contribution:       Savings:   
Business Income:       Sales of Personal property:       Loan:

Others (specify): \_\_\_\_\_

## PAYMENT PLAN

(Please tick appropriately)

<input type="checkbox"/>	Outright/ Immediate payment	<input type="checkbox"/>	0 - 3 Months
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**Installment** (please tick appropriately)

<input type="checkbox"/>	0 - 6 Months	<input type="checkbox"/>	0 - 12 Months
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## COST OF PROPERTY AS AT TIME OF PURCHASE

Overall total amount in figures: _____
Overall Total amount in words: _____

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**Subscriber's Signature**

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**Date**

## DECLARATION/AGREEMENT



# VELOX

I/we, \_\_\_\_\_ have READ, UNDERSTOOD AND ACCEPTED the contents on the FAQ/TERMS AND CONDITIONS FORM attached to this document and HEREBY my/our signature affixed declares all terms are CONSENTED BY ME/US AND TO BE BOUND BY THE SAME. I/WE hereby affirm that all information provided as a requirement for this allocation of land in GREENLAND GARDENS ESTATE by Velox Real Estate & Investment Limited, Port Harcourt Rivers State are true and accurate, any inaccurate information given by me/us should result in a decline of my/our application.

\_\_\_\_\_  
Subscriber's Signature

\_\_\_\_\_  
Date

## IN THE PRESENCE OF;

Name	Occupation
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Address:
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\_\_\_\_\_  
Witness's Signature

\_\_\_\_\_  
Date

## FOR OFFICIAL USE ONLY

Consultant's (Realtor) Name:	Consultant's (Realtor) Email:
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Consultant's (Realtor) Phone Number:	Date treated:
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Visit us: Itrust event center opposite the former OPM church, Elioizu, G.U.Ake Road, Port Harcourt, Rivers State.

**FOR OFFICIAL USE ONLY:**

# VELOX

**CONFIRMATION:** I have confirmed that the necessary subscribers details/documents have been submitted and all pages duly filled and signed, and received by me and conform with regulatory requirements.

**For Outstanding:** All outstanding documents have been received on \_\_\_\_//\_\_\_\_//\_\_\_\_ and appropriately filed.

Name of Staff: \_\_\_\_\_

Designation: \_\_\_\_\_

Signature/Date: \_\_\_\_\_

**REVIEWER:** I hereby confirm that these documents have been reviewed by me.

Name of Officer: \_\_\_\_\_

Designation: \_\_\_\_\_

Signature/Date: \_\_\_\_\_

**AFFIX STAMP BELOW:**