



1. Where is BRIDGE LAYOUT PHASE TWO located?
 - BRIDGE LAYOUT is located at Ipo-Omagwa, a 10-minute drive from the Port-Harcourt International Airport.
 2. Who is the developer of BRIDGE LAYOUT PHASE TWO?
 - BRIDGE LAYOUT is developed by Velox Real Estate and Investment Limited.
 3. What title document does the land carry?
 - BRIDGE LAYOUT PHASE TWO 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 BRIDGE LAYOUT PHASE TWO?
 - It's 100% dry land and has an upland topography.
 5. What type of features are available in BRIDGE LAYOUT PHASE TWO?
 - The layout comes with the following features: Paved road network, well mapped out layout, suitable for Investment, a neighborhood center and Upland topography.
 6. Do I have to pay for this development after paying for the land?
 - No extra fees or charges are attached to purchasing BRIDGE LAYOUT PHASE TWO from Velox Real Estate & Investment Limited
 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. Is there a payment plan?
 - Yes. There's a payment plan.
- 8b. Can I pay a deposit and pay the balance any time within the duration of the tenure chosen?
- After the payment of the initial deposit, you are expected to pay the balance monthly as non-payment as at when due will be treated as a breach of contract which can either result in termination or revocation of the contract.

PAYMENT PLANS FOR BRIDGE LAYOUT PHASE TWO

- RESIDENTIAL PLOT (1,500,000 FOR OUTRIGHT PAYMENT)

DURATION	AMOUNT	INITIAL DEPOSIT
0-3 MONTH	1,500,000	500,000
0-6 MONTHS	1,700,000	500,000

9. What is the plot size?

- 460 sqm per plot.

10. 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. Physical plot allocation of your plot will hold within 365 days after property purchase
- Velox Operates a single allocation policy; This means that once allocation has been done all necessary plot demarcations have been made, there will be no other plot allocation. Clients who are unable to make it to the allocation either personally or by proxy, will bear the cost incidental to second allocation, The cost being 50,000.
- You are obligated to develop your property within 180-365 days timeline from the date of allocation. This development should include fencing your plot(s), constant clearing and management of your allocated plots, failure to do so, the management will handle it for you and the necessary cost incurred will be accumulated and must be offset before commencement of any work on your allocated plot. This is of extreme importance as Velox will not be liable for any encumbrances on your plot(s). All subscribers are strongly advised to take full possession of their property. If after 180- 365 days after physical allocation, you have not taken possession/developed your property, it will be allocated to a client who is ready to begin development and you will be moved further to another plot within the estate.
- Certificate of allocation and letter of allocation will be issued after complete payment for the land and physical allocation.

11. 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.

12. Is there any penalty for default on the payment plan?

- Yes. There's a surcharge of 10% monthly on your existing balance for every month 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.

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

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

14. When can I start building?

- You can start building after physical allocation and collecting all necessary permits from the authorities.

15. Is the road to the site motorable?

- Yes. The road leading to BRIDGE LAYOUT is motorable.

16. Is there any time limit for development on my plot?

- There's no time limit for commencement of development on your plot.

However, you are expected to fence your individual plots within the first 12 months after purchase and maintain your property by regular clearing and, to give serenity to the environment; if you don't do this, the company will manage and clear on your behalf, and you'll be responsible for the expenses incurred.

- ❖ Kindly note that you are to notify the company by writing or email before you commence any form of fencing on your property, in order to ensure compliance with regulations regarding fencing and building across the state and country.

17. 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 request 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.

18. Can I resell my plot/property?

- Yes. You can resell your plot of land in BRIDGE LAYOUT PHASE TWO. 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.

19. What are the Landmarks of BRIDGE LAYOUT PHASE TWO?

- Port-Harcourt International Airport.
- Rivers State University, Abara Campus
- Pace Setters University proposed
- Stella Maris University.

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.

RESTRICTIONS ON COMMERCIAL AND RESIDENTIAL PLOTS

The following restrictions are active on the both commercial and residential plots, meaning you cannot develop or build any of the following underlisted on the plots.

- 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 AREA ASSIGNED



Transaction processes 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 Bridge Layout Collections

Account Numbers, Currency & Bank

1000044345	NGN	Parallex Bank
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1713443289	NGN	Access bank
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1713854096	USD	Access bank
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Sort Code: 082211503

4011429497	NGN	FidelityBank
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2001547565	NGN	FCMB
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1304475688	NGN	Providus 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. This means that plot numbers will not be indicated on Contract documents or receipt, except the Deed of Conveyance and Registered Survey plan.
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 ₦100,000 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 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.

PERSONAL BIO DATA

Title:	Surname:
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First name:	Other name:
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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:

Permanent Address:

(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:

Email:

Mobile:	Alternate Number:
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SPONSOR (For Minor)

Name in Full (Surname, First, Middle):

Permanent Address:

City:	State:
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Residential/Mailing Address:

Email:

Mobile:

Alternate Number:

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:

Relationship:

Email:

Address:

CURRENT EMPLOYMENT DETAILS

Place of work/ Employer:

Designation:

Employers telephone:

Mail:

Work Address:

PURPOSE OF PURCHASE (please tick appropriately)

<input type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial/Investment
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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: _____

N/B: Please tick to confirm you have inspected and are willing to pay.

Subscriber's Signature

Date



DECLARATION/AGREEMENT

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 BRIDGE LAYOUT 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:

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: First floor, Lucy & Jacobs Mall, 25 G.U.Ake Road, Eiozu, Port Harcourt, Rivers State.

VELOX

FOR OFFICIAL USE ONLY:

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: