



**TERMS OF CONTRACT**

1. Where is HARMONY LAYOUT ANNEX located?
  - HARMONY LAYOUT is located by Rivers State University Abara Campus, Abara- Elele.
2. Who is the developer of HARMONY LAYOUT ANNEX?
  - HARMONY is developed by Velox Real Estate and Investment Limited.
3. What title document does the land carry?
  - HARMONY LAYOUT ANNEX 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 HARMONY LAYOUT ANNEX?
  - It's 100% dry land and has an upland topography.
5. What type of features are available in HARMONY LAYOUT ANNEX?
  - The layout comes with the following features: Paved road network, well mapped out layout, a neighborhood center and it is suitable for Investment.
6. Do I have to pay for this development after paying for the land?
  - No, there are no extra fees or charges attached to purchasing HARMONY LAYOUT ANNEX 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 HARMONY LAYOUT ANNEX**

DURATION	AMOUNT	INITIAL DEPOSIT
0-3MONTHS	700,000 (460sqm)	250,000
0-6MONTHS	900,000(460sqm)	250,000

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 10% monthly surcharge for every month when you default on 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.
- Plot demarcation attracts a sum of 100,000 naira only. However, this is optional.

14. What does it take to acquire a commercial plot?

- We have made provisions for a school, shopping mall, hospital and other commercial activities. To get a commercial plot, it attracts an additional 40% surcharge on each plot.

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 HARMONY LAYOUT ANNEX is motorable.

17. 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 12 months after purchase and maintain your property by regular clearing, 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.

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 as administrative fees.

**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 HARMONY LAYOUT ANNEX. 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 (s) to be swapped as at the time of purchase.

➤

20. What are the Landmarks of HARMONY LAYOUT ANNEX?

- Rivers State University, Abara Campus
- Port Harcourt International Airport
- Stella Maris University.
- Proposed site for Tecel Polytechnic.

21. 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.

## Transaction processes are as follows;

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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**

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
2001547565	NGN	FCMB
1304475688	NGN	Providus Bank

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:Duly completed, filled Forms, A valid ID Card, Work Id Card, and Recent Passport photograph.
- 10.Submit identification documents for beneficiary or minor (Birth certificate) as well if purchase is on behalf of a minor or another beneficiary asides 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

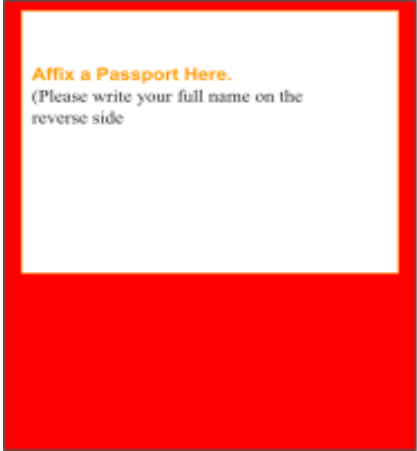
**PERSONAL DATA**

Title	Surname
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First name	Other name
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Marital status	Religion
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Date: \_\_\_\_\_



Date of birth	Nationality	Gender
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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)**)

Residential/Mailing Address
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Email
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Mobile	Home telephone
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**SPONSOR (For Minor)**

Name in Full (Surname, First, Middle):
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Permanent Address:
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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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**CURRENT EMPLOYMENT DETAILS**

Employer	Occupation
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Address
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Telephone	Mail
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**PURPOSE OF PURCHASE** (please tick appropriately)

<input type="checkbox"/> Residential	<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 payment	<input type="checkbox"/>	0 - 1 Month
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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.**

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Subscriber's Signature

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Date

**AGREEMENT**

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

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

\_\_\_\_\_  
Date

**IN THE PRESENCE OF;**

Name	Occupation
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Address
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\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Date



**FOR OFFICIAL USE ONLY**

Consultant's Name	Consultant's Email
Consultant's Phone Number	Date treated

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

**FOR OFFICIAL USE ONLY:**

**CONFIRMATION:** I have confirmed that the necessary subscriber's 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:**