



TERMS OF CONTRACT

1. Where is HILLSIDE LAYOUT located?
 - HILLSIDE LAYOUT is located by Rivers State University Abara Campus, Abara- Elele.
2. Who is the developer of HILLSIDE LAYOUT?
 - HILLSIDE is developed by Velox Real Estate and Investment Limited.
3. What title document does the land carry?
 - HILLSIDE LAYOUT 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 HILLSIDE LAYOUT?
 - It's 100% dry land and has an upland topography.
5. What type of features are available in HILLSIDE LAYOUT?
 - 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 HILLSIDE LAYOUT 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 HILLSIDE LAYOUT

DURATION	AMOUNT	INITIAL DEPOSIT
0-3 MONTHS	1,500,000 (460sqm)	250,000
0-6 MONTHS	1,800,000 (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. A date for Physical plot allocation will be fixed and you'll be contacted by the sales team to that effect, no

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 HILLSIDE LAYOUT 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 the first 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 HILLSIDE LAYOUT. 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 HILLSIDE LAYOUT?

- 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
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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.
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 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

Date: _____

PERSONAL DATA

Title	Surname
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First name	Other name
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Marital status	Religion
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Date of birth	Nationality	Gender
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VELOX

Permanent Address

(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

Email

Mobile

Home telephone

SPONSOR (For Minor)

Name in Full
(Surname, First, Middle):

Permanent Address:

City:

State:

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
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Relationship	Email
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CURRENT EMPLOYMENT DETAILS

Employer	Occupation
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Address

Telephone	Mail
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PURPOSE OF PURCHASE (please tick appropriately)

Residential	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)

Outright payment	0 - 3 Month
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Installment (please tick appropriately)

<input type="checkbox"/>	0 - 6 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

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 HILLSIDE 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

Witness Signature

Date

FOR OFFICIAL USE ONLY

VELOX

Consultant's Name	Consultant's Email
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Consultant's 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

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: