



**Maryland
Estate**

Frequently Asked Questions

1. Where is MARYLAND ESTATE?

- MARYLAND CLASSIC ESTATE is located at Igwuruta school road

2. What are the Landmarks to MARYLAND CLASSIC ESTATE ?

- Maryland Estate is located within the following landmarks:
 - 3 mins drive from Jehovah Witness Camp
 - 5 mins drive from Adokiye Amiesimaka Stadium
 - 10 mins drive from Igwuruta Roundabout
 - 10 mins drive from the Port Harcourt International Airport

3. Who is the Developer of MARYLAND CLASSIC ESTATE ?

- MARYLAND CLASSIC ESTATE is developed by Velox Real Estate & Investment Limited

4. What title does the land carry?

- Registered Survey Plan, Deed of Conveyance, and it is 100% free from adverse encumbrances.

5. What is the nature of the land and its topography?

- 100% dry and table land with an upland topography.

6. What type of infrastructure will the Developer provide?

- **Maryland Classic Layout:** This is a layout. The layout comes with graded internal road network, well mapped out layout suitable for Investment.

7. Would there be any development levy?

- No, there's no development levy. The cost of the land is inclusive of features that come with either the layout or the estate as determined by your option.

8. Would there be any additional payment for Deed and Survey?

- No. You'll get a free Survey Plan and a Deed of Conveyance after making complete payment on your plot (s)..

9. What is the size of the plot?

- 460 sqm.

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 do I get after payment for the land?

- 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 a payment plan available?

- Yes, there's a payment plan up to 12 months after an initial deposit of **N1,000,000 for Maryland Classic** and physical allocation when you complete your payment.

12b. 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 PLAN FOR MARYLAND CLASSIC

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

12. Is there any penalty for default on instalment (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 any extra cost if I chose a corner piece plot?

- Yes, Corner piece attracts an additional 20% cost.

15. 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 50% surcharge on each plot.

16. Can I start building immediately?

- Yes, you can start building immediately after complete payment, physical allocation and after you have gotten your necessary building development permits from the necessary authorities.

17. Is the road to the estate motorable?

- Yes, the road is motorable.

18. Is there any time limit to commence development on my land 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.

19. Can I resell my plot/property?

- Yes, a subscriber can resell his/her property. However, a letter of notice of transfer of ownership should be sent to Velox Real Estate & Investment Limited.

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.

19b. Can I request for a refund if I can't meet up with the instalment plan?

- Yes, a subscriber can request for a refund, but on the following conditions stated below:
- Refund is at the company's discretion
- All refunds will attract a 50% charge on the initial payment made as administrative.
- 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.

20. Can I pay cash to your agent/consultant?

- No, all payment should be made to Velox Real Estate & Investment Limited. Account, or a cheque should be issued in favour of Velox Real Estate & Investment Limited. The company will not be held liable for any subscriber that gives cash payment to any agent or consultant.

21. How will this estate be managed?

- Upon development of the fully serviced estate, residents will be required to pay a subsequent annual management fee and service charge for the management and maintenance of the estate which shall be determined at a later time in accordance with the economic realities at the time.
- Service charge payment becomes payable upon commencement of development work on your plot which includes fencing and it is subject to review and to reflect economic realities.

22. Is there a building guide on MARYLAND ESTATE?

- Only Detached and Semi-Detached duplexes can be developed around the low density area of Maryland Estate
- All other types of buildings that meet approved standards can be built within other areas in 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 MARYLAND 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 AREA ASSIGNED.

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 instalments).
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

Account Numbers, Currency & Bank

| | | |
|-----------|-----|---------------|
| 100044345 | NGN | Parallex Bank |
|-----------|-----|---------------|

| | | |
|------------|-----|-------------|
| 1713443289 | NGN | Access bank |
| 1713854096 | USD | Access bank |

Sort Code: 082211503

| | | |
|------------|-----|--------------|
| 4011429497 | NGN | FidelityBank |
|------------|-----|--------------|

| | | |
|------------|-----|------|
| 2001547565 | NGN | FCMB |
|------------|-----|------|

| | | |
|------------|-----|---------------|
| 1304475688 | NGN | Providus Bank |
|------------|-----|---------------|

Please, fill and sign the column below to indicate that you have read and understood the content of this document.

Subscriber's Name

Signature

Date



**Maryland
Estate**

Subscription Form

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 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 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

DATE: _____

| | | |
|-------------------------------|--------------|--|
| Title: | Surname: | Affix a passport here (please write your full name on the reverse side) |
| First name: | Other name: | |
| Marital status | Gender: | |
| Date of birth: ____/____/____ | Nationality: | |



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:

Residential/Mailing Address:

Email:

Mobile:

Alternate Number:

SPONSOR (For Minor)

Name in Full
(Surname, First, Middle):

Permanent Address:

City:

State:

Residential/Mailing Address:

Email:

Mobile:

Alternate Number:

VELOX

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: |
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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 | <input type="checkbox"/> Reselling |
|--------------------------------------|--|------------------------------------|

| | | |
|----------|------|-----------------|
| Plot No: | Sqm: | No of Plot (s): |
|----------|------|-----------------|

SOURCE OF FUNDS:

Salaries & Allowance: Cooperative Contribution: Savings: Business Income:

Sales of Personal property: Loan:

Others (specify): _____

VELOX

PAYMENT PLAN (Please tick appropriately)

| | | | |
|--------------------------|-----------------------------|--------------------------|--------------|
| <input type="checkbox"/> | Outright/ Immediate payment | <input type="checkbox"/> | 0 - 3 Months |
|--------------------------|-----------------------------|--------------------------|--------------|

Instalment (please tick appropriately)

| | | | |
|--------------------------|--------------|--------------------------|---------------|
| <input type="checkbox"/> | 0 - 6 Months | <input type="checkbox"/> | 0 - 12 Months |
|--------------------------|--------------|--------------------------|---------------|

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 MARYLAND CLASSIC 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 |
|------|------------|

| |
|----------|
| Address: |
|----------|

Witness's Signature

Date

FOR OFFICIAL USE ONLY

| | |
|------------------------------|-------------------------------|
| Consultant's (Realtor) Name: | Consultant's (Realtor) Email: |
|------------------------------|-------------------------------|

| | |
|--------------------------------------|---------------|
| Consultant's (Realtor) Phone Number: | Date treated: |
|--------------------------------------|---------------|

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 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: