

SUBSCRIPTION FORM



—THE RETREAT—
B Y V E L O X
📍 Igwuruta, Rivers State.

PERSONAL INFORMATION

Date :
D D M M Y Y Y Y

Surname :

First Name :

Other Names :

Gender : Male Female

Date Of Birth :
D D M M Y Y Y Y

Residential Address :

Permanent Address:

Email address :

Phone number : Marital Status : Single Married

Nationality : Country of residence :

Occupation : Industry :

Work address :

Means of identification : National ID Driver'sLicence Voter's Card International Passport

Identification number :



Place your passport photograph here

COMPANY INFORMATION (FOR CORPORATIONS ORGANIZATIONS)

Company name :

Company address :

Email address :

Contact number(s) :

Industry : **BC Number** :

NEXT OF KIN INFORMATION

Name of next of kin :

Relationship : **Phone number** :

Address :

Email :

PAYMENT INFORMATION

Financing plan : **Outright** **Installment (0-3 months)** Please note that initial deposit is 50% of the cost of the property and all payments must be completed within a 0-3 month period.

Financed by : **Self** **Sponsor**

Payment method : **Others (please specify)** _____
 Cheque **Direct transfer** **Mortgage**
 Others (please specify) _____

Number of sqm : **Total amount of Sqm:**

Cost Of Property as At Time of Purchase:
Overall total amount in figures: _____
Overall Total amount in words: _____

WHICH OF THE CLUSTERS ARE YOU SUBSCRIBING TO?

Amber Cluster: *Five (5) -Bedroom Fully Detached Villa (900sqm)
(2 suspended slabs - Optional elevator - Swimming pool - Gazebo - 2 Room BQ)*

Oasis Cluster: *Four- (4) Bedroom Fully Detached (500sqm)
(2 suspended slabs - Swimming pool- 1 Room BQ)*

Evergreen Cluster: *Three-(3) Bedroom Semi-Detached Duplex (250sqm)*

Enclave Cluster: *Four 4-Bedroom Bungalow Unit (460sqm)*

The Creek Cluster: *Two -2 Bedroom Semi-Detached Duplex (200sqm)*

Lily-Brook Cluster: *Two Units of Five (5) -Bedroom
Fully Detached Villa (1800sqm) - (2 suspended slabs - Optional elevator - Swimming pool - Gazebo - 2 Room BQ) each*

DEVELOPED BY

VELOX

Lucy and Jacob's Mall, 25 Chief G U Ake Road, Elioza Road, Eligbolu, Port
Harcourt 500102, Rivers
+234 909 548 0410, +234 703 160 2564, hello@veloxng.com

TERMS AND CONDITIONS

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).
4. Whenever there is a change in any vital information supplied in this form, the subscriber shall notify the company immediately with verifiable evidence
5. There shall be no conversion of any amount paid in buying any of our products.
6. Failure to meet up with the monthly payment plan will warrant a default charge as stated in the FAQ/TERMS AND CONDITIONS.
7. 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 Assignment and Registered Survey plan.
8. 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.
9. Filling this form without payment of deposit does not create any obligation between subscriber(s) and the company.
10. 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.
11. 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.
12. No third party can pick up any of your documents (Receipts, Contracts, or Deed of Assignment.). 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.

Note: Please note that the pictorial renderings of this property used in marketing materials are artistic representations and not final designs. Velox Real Estate and Investment Limited is committed to ensuring that the delivered property closely mirrors the 3D design plans. However, it is important to acknowledge that there may be significant variations due to the realities of construction, which are to be expected during the development process.

CONSULTANT INFORMATION

Consultant's name : _____

Email address : _____

Phone number : _____ Date Treated: _____

AGREEMENT AND UNDERTAKING

I/We _____ of _____ do hereby acknowledge that all information provided in connection with this transaction is accurate to the best of my/our knowledge, and nothing has been concealed or falsified. I/we have inspected the Property and conducted due diligence, received all required disclosures, am/are purchasing the Property in "as is" condition, and understand that any misrepresentations, material omissions, or false statements will render the Agreement void and unenforceable.

_____ Date
Applicant(s) Signature

In the presence of (witness) :

Name: _____

Address: _____

Occupation: _____

Signature: _____ Date: _____

SURVEY

How did you hear about the Retreat : Billboard Referral News Sales Agent/ Realtor
 Online media Social Media

FAQ

- 1. Where is THE RETREAT Residences & Resort located?**
 - **THE RETREAT Residences & Resort** is located at Igwuruta, Rivers State. It strategically sits 5 mins away from the popular Igwuruta main market, Rivers State.
- 2. Who are the developers of THE RETREAT Residences & Resort?**
 - **THE RETREAT Residences & Resort** is developed by Velox Real Estate and Investment Limited
- 3. What title does the land carry?**
 - **THE RETREAT Residences & Resort** has a C of O (in view) and a Registered Survey Plan.
- 4. What is the nature of the land and its topography?**
 - It's 100% dry and table land with an upland topography.
- 5. How much do I need to deposit to secure my plot??**
 - with 50% Initial Deposit on Total Square Meter being purchased
- 6. What is the selling price of THE RETREAT Residences & Resort?**
 - The pre-launch selling price is 8,000 naira per SQM.
- 7. What if I need a corner piece or commercial plot?**
 - Coner piece attracts N500,000 and commercial plot attracts 20,000 Per Sqm respectively.
- 8. When will I be allocated?**
 - Physical allocation of plots will be given after complete payment and upon the launch of the estate within 180-365 days
- 9. Is the price subject to change?**
 - Yes, this is a pre-launch offer and is subject to change
- 10. Is there any restriction as to the type of building I can erect on the land?**
 - Yes. You are expected to build residential houses within the area so designated for such and commercial houses in areas designed as commercial.
 - You are expected to build the exact approved type of house in the area being bought into and exact prototype as given on the Architectural Design.
 - Shops in residential houses are not allowed and building of tenement house type (otherwise known as face me and face you) are not permitted in the estate.
- 11. What are the Exceptional Shared Amenities Provided by the Developer?**
 - ▣ **Vibrant Business and Lifestyle Districts**
Enjoy well-paved areas designed to seamlessly blend work, live, and play experiences, fostering a dynamic and inspiring community atmosphere.
 - ▣ **Diverse Residential Options**
Choose from elegant duplexes, cozy bungalows each thoughtfully designed to cater to your lifestyle needs.
 - ▣ **Comprehensive Infrastructure**
Experience the convenience of well-maintained internal roads, efficient drainage systems, reliable electricity, and energy-efficient street lighting that enhances both safety and ambiance.
 - ▣ **Top-Notch Security & Surveillance**
Feel secure with 24/7 surveillance cameras, professionally trained security personnel, and gated access, ensuring peace of mind for you and your loved ones.
 - ▣ **Beautifully Planned Shared Facilities**
Relax and unwind at a state-of-the-art recreation center featuring:
 - A **Family recreational center and a children's playground** for endless fun and adventure
 - A chic **lounge and gym** for your wellness needs
 - A refreshing **swimming pool** for leisure and fitness
 - A convenient **mini-mart** for everyday essentials

- A trusted **daycare facility** for your little ones
- A modern **walk-in clinic** for quick and reliable healthcare services

12. 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.

13. Would there be any development levy?

- Yes, there is a development levy of **2,500 naira only per SQM.**

14. What is the size of the plot?

The plot sizes for this buy-and-build location can vary depending on the specific cluster you choose. These Amazing Clusters offer a range of sizes tailored to suit different preferences and budgets. Additionally, every client receives **free architectural drawings** to help plan and personalize their development.

1. LILY-BROOK CLUSTER

Two Units of Five (5) -Bedroom Fully Detached Villa (1800sqm)
(2 suspended slabs - Optional elevator - Swimming pool - Gazebo - 2 Room BQ) each Villa

2. AMBER CLUSTER

Five (5) -Bedroom Fully Detached Villa (900sqm)
(2 suspended slabs - Optional elevator - Swimming pool - Gazebo - 2 Room BQ)

3. OASIS CLUSTER

Four- (4) Bedroom Fully Detached (500sqm)
(2 suspended slabs - Swimming pool- 1 Room BQ)

4. ENCLAVE CLUSTER

Four 4-Bedroom Bungalow Unit (460sqm)

5. EVERGREEN CLUSTER

Three-(3) Bedroom Semi-Detached Duplex (250sqm)

6. THE CREEK CLUSTER

Two -2 Bedroom Semi-Detached Duplex (200sqm)

15. What documents do I get after purchase?

- A duly executed receipt of purchase / Invoice
 - Contract of Sale
 - Deed of Assignment (After completion of payment for the land)
 - Copy of Registered Survey plan (After completion of payment for the land)
 - Letter of allocation (After completion of payment for the land)
 - Free Pre-Designed Architectural drawing (After completion of payment for the land)
- Please note that the buyer is responsible for perfecting their title once the Certificate of Occupancy (C of O) is published.

16. When can I start building?

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

17. When will development work begin?

Development work will begin 90 days after the official launch of the estate.
 Note: Development work will be done in phases and will run through a timeline of 2-3 years.

18. When will my plot be allocated to me?

- You will receive an instant layout allocation upon making your initial deposit. However, title documents will only be issued upon full payment. Physical plot allocation will occur within 180 to 365 days of purchase or immediately following the official property launch.

- 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 90-365 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.

19. How will this estate be managed in future?

- Upon development, 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 and it is subject to review and to reflect economic realities

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.

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

- Yes. There's a 20%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

22. 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.

23. Can I resell my plot/property?

- Yes. You can resell your plot of land in **THE RETREAT Residences & Resort**. 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

24. Is there a payment plan available?

- Yes, there's a payment plan up to 3 months after an initial deposit of 50% is made.

Note: Estate Zoning and Subscription Details

This estate is thoughtfully divided into two distinct sections:

Residential Estate – Designed for serene living and a vibrant community.

Commercial Resort – Crafted for business, leisure, and entertainment opportunities.

As a purchaser, please note that your subscription applies to the **Residential Estate**, ensuring a peaceful and exclusive residential experience.

Transaction process are as follows;

- Inspection of Property.
- Obtain, Fill and Submit Subscription and Terms and Conditions Forms (FAQ) from the company with all relevant identification documents.
- Make payment for the land and send proof of payment to the appropriate party
- Layout Allocation of client's preferred and available plot.
- Confirmation of payment, collection of receipt and contract of sale.
- The client signs the contract of sale and returns a copy to the office.
- Completes outstanding payment (Only for those paying in installments).
- Collect Property Documents; Deed of Assignment, and a Registered Survey Plan.
- 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

1304475688	NGN	Providus Bank
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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 this property in THE RETREAT Residences & Resort 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 (witness) :

Name: _____

Address: _____

Occupation: _____

Signature: _____

Date: _____

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 HERE