



1. Where is GREENLAND GARDENS located?
 - GREENLAND GARDENS is located at Ipo-Abara, 15mins away from the international terminal of the Port Harcourt International Airport.
 2. Who is the developer of GREENLAND GARDENS?
 - GREENLAND GARDENS is developed by Velox Real Estate and Investment Limited.
 3. What title document does the land carry?
 - GREENLAND GARDENS 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 GREENLAND GARDENS?
 - It's 100% dry land and has an upland topography.
 5. What type of infrastructure will be deployed in the estate?
 - GREENLAND GARDENS comes with the following features: Perimeter fencing, Electricity, Security, Drainage, Gatehouse and Graded Internal Road Network.
 6. Do I have to pay for this development after paying for the land?
 - Development fee for GREENLAND GARDENS is currently N300,000 per plot.
- Please note:* You cannot begin any development work (Including fencing), on your plot without paying the development fee.
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. What is the cost of a plot of land at GREENLAND GARDENS?
 - A plot of land at GREENLAND GARDENS is currently selling at N1,000,000 per plot for residential plots and N1,300,000 per plot for commercial plots.
 9. Is there a payment plan?
 - Yes. There's a payment plan.

PAYMENT PLANS FOR GREENLAND GARDENS

➤ RESIDENTIAL PLOT (1,000,000 FOR OUTRIGHT PAYMENT)

| DURATION | AMOUNT | INITIAL DEPOSIT |
|-------------|-----------|-----------------|
| 0-3 MONTH | 1,000,000 | 200,000 |
| 0-6 MONTHS | 1,300,000 | 200,000 |
| 0-12 MONTHS | 1,600,000 | 200,000 |

➤ COMMERCIAL PLOT (1,300,000 FOR OUTRIGHT PAYMENT)

| DURATION | AMOUNT | INITIAL DEPOSIT |
|-------------|-----------|-----------------|
| 0-3 MONTH | 1,300,000 | 300,000 |
| 0-6 MONTHS | 1,600,000 | 300,000 |
| 0-12 MONTHS | 2,000,000 | 300,000 |

10. What is the plot size?

- 460sqm per plot.

11. When will my plot be allocated to me?

- You will get an instant allocation when you make an initial deposit. However, all title documents will be handed over to you after complete payment have been made.

12. What documents do I get after I make payment?

- Upon complete payment, you'll get a Deed of Conveyance, a Registered Survey Plan, Receipt, and a Contract of Sale. If you make an initial deposit you'll get a receipt and a contract of sale, then upon complete payment, a Deed of Conveyance and Registered Survey Plan will be handed over to you.

13. Is there any penalty for default on payment plan?

- Yes. There's a surcharge of 20% 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 35% less administrative fees.

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

- Yes. Corner piece plots attract an additional 10% cost.

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 GREENLAND GARDENS 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, we expect you to manage and maintain your property by regular clearing and if possible fencing, to give serenity to the environment, if this isn't done by you, 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 agreed payment plan?

- Yes. You can request for a refund, but we'll have to deduct 30% of the sum deposited for administrative fees.

Please Note: Refund will take 30-90 working days to process 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 at the point of refund.

19. Can I resell my plot/property?

- Yes. You can resell your plot of land in GREENLAND GARDENS. However, a letter of notice of transfer of ownership will have to be sent to notify us of the new owner.

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 PLOTS

The following restrictions are active on the commercial plots, meaning you cannot develop or build any of the following commercial activities on the plots.

- NO CHURCH
- NO MOSQUE
- NO MORGUE (MORTUARY)
- NO GAS STATION
- NO FUEL STATION
- HOTELS BAR/CLUB AREA MUST BE SOUND PROOF



Transaction process are as follows;

1. Inspection of Property.
2. Obtain, Fill and Submit Subscription and Terms and Conditions Forms (FAQ) from the company.
3. Make payment for the land.
4. Allocation of client's preferred and available plot.
5. 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.

ACCOUNT DETAILS

Account Name

| |
|--|
| Velox Real Estate & Investment Limited |
|--|

Account Numbers, Currency & Bank

| | | |
|------------|-----|---------------|
| 1012092010 | NGN | Keystone bank |
| 1012092034 | USD | Keystone bank |

Sort Code: 082211503

| | | |
|------------|-----|-------------------|
| 4011429497 | NGN | Fidelity bank plc |
| 5250303959 | USD | Fidelity bank plc |

Sort Code: 070210011

Swift Code: FIDTNGLA

| | | |
|------------|-----|---------------|
| 0086007626 | NGN | Sterling 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



PERSONAL DATA

Date: _____

| | |
|-------|---------|
| Title | Surname |
|-------|---------|

| | |
|------------|------------|
| First name | Other name |
|------------|------------|

| | |
|----------------|-------------|
| Marital status | Maiden name |
|----------------|-------------|

| | |
|---------------|-------------|
| Date of birth | Nationality |
|---------------|-------------|

| |
|-------------------|
| Permanent Address |
|-------------------|

| |
|-----------------------------|
| Residential/Mailing Address |
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|-------|
| Email |
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|--------|----------------|
| Mobile | Home telephone |
|--------|----------------|

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|---|
| <p>Affix a passport here (please write your full name on the reverse side)</p> |
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NEXT OF KIN

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| Name | Mobile |
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VELOX

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| Email |
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CURRENT EMPLOYMENT DETAILS

| | |
|----------|-------------|
| Employer | Designation |
|----------|-------------|

| | |
|-----------|------|
| Telephone | Mail |
|-----------|------|

PURPOSE OF PURCHASE (please tick appropriately)

| | | | | | |
|--------------------------|-------------|--------------------------|------------|--------------------------|-----------|
| <input type="checkbox"/> | Residential | <input type="checkbox"/> | Commercial | <input type="checkbox"/> | Reselling |
|--------------------------|-------------|--------------------------|------------|--------------------------|-----------|

| | |
|-------------|-----|
| No. of plot | Sqm |
|-------------|-----|

Outright (please tick appropriately)

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

Installment (please tick appropriately)

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

| |
|-----------------------|
| Total amount in words |
|-----------------------|

Applicant'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 GREENLAND GARDENS by Velox Real Estate & Investment Limited, Port Harcourt Rivers State are true and accurate, any inaccurate information given by me should result in a decline of my application.

Applicant's Signature

Date

IN THE PRESENCE OF;

| | |
|------|------------|
| Name | Occupation |
|------|------------|

| |
|---------|
| Address |
|---------|

Witness's Signature

Date

FOR OFFICIAL USE ONLY

| | |
|-------------------|--------------------|
| Consultant's Name | Consultant's Email |
|-------------------|--------------------|

| | |
|---------------------------|--------------|
| Consultant's Phone Number | Date treated |
|---------------------------|--------------|