



**Maryland
Estate**

Frequently Asked Questions

1. Where is **MARYLAND ESTATE**?

➤ MARYLAND ESTATE is located at Igwuruta school road

2. What are the Landmarks to MARYLAND ESTATE?

➤ Maryland Estate is located within the following landmarks:

- 3mins drive from Jehovah Witness Camp
- 5mins drive from Adokiye Amiesimaka Stadium
- 10mins drive from Igwuruta Roundabout
- 10mins drive from the Port Harcourt International Airport

3. Who is the Developer of MARYLAND ESTATE?

➤ MARYLAND 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?

➤ Good paved internal road networks, drainage systems, electricity, street lights, smart security systems, surveillance cameras, and a family recreational Centre.

7. Would there be any development levy?

➤ No, there's no development levy. The cost of the land is inclusive of Infrastructures.

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?

➤ **460sqm**

10. When will my plot be allocated to me?

➤ You get an instant allocation when you make an initial deposit of **N500,000**

11. What do I get after payment for the land?

➤ Payment Receipt, Contract of Sale, Deed of Conveyance and a Registered Survey Plan.

12. Is there a payment plan available?

- Yes, there's a payment plan up to 12 months after an initial deposit of N500,000 and physical allocation when you complete your payment.

PAYMENT PLAN FOR MARYLAND ESTATE

DURATION	AMOUNT	INITIAL DEPOSIT
0-3 MONTHS	2,200,000	500,000
0-6 MONTHS	2,500,000	500,000
0-12 MONTHS	3,000,000	500,000

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

- Yes, any default at the end of the duration attracts additional 20%

14. Is there any extra cost if I chose a corner piece plot?

- Yes, Corner piece attracts additional 15% cost.

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

- We have made provisions for a school, shopping mall and hospital. 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 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?

- No, there's no time limit.

Although we expect that you fence your property within 2-4 years after purchase if you don't intend to develop it immediately, also when the estate becomes habitable, you will be required to keep your property free from weed and unwanted debris. Failure to do so, the developer will do it, and the cost will be on you.

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.

In the event that you choose to sell your property through us, you will be required to complete our change of ownership procedure. The application fee shall be a non-refundable sum of 10% of the current selling cost per plot. This transfer fee is subject to upward review and is required to be paid before title is transferred to the new purchaser.

Both parties are at liberty to agree on who to bear the cost of procuring a fresh survey plan, deed of conveyance and any other document relevant for transfer of title. The documentation applicable cost shall be communicated to parties at the point of notification of transfer.

20. 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 this will attract a 30% charge on the initial payment made.

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.

21. 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.

22. How will this estate be managed?

- Upon development, residents will be required to pay an Annual service charge which shall cover maintenance of common utilities and areas within the estates.

For the first 2 years, you shall be required to pay in advance a deposit of the estimated annual charge. Service charge payment becomes payable after construction and it is subject to review and to reflect economic realities.

23. 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 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 instalments).
8. Collect Property Documents; Deed of Conveyance and a Registered Survey Plan.

ACCOUNT DETAILS

Account Name

Velox Real Estate & Investment Limited
--

Account Number, Currency, Bank

1012092010	NGN	Keystone Bank
1012092034	USD	Keystone Bank

Sort Code: 082211503

0086007626	NGN	Sterling 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

Instructions:

1. You are required to read through the application form carefully, terms and conditions before appending your signature and filling in your details in any part of this document.
2. Please supply accurate information (all information shall be treated as confidential and for official use **only**).
3. Names will appear on your title documents as filled on this form.
4. Filing this form without payment of deposit does not create any obligation between subscriber(s) and the company.

PERSONAL INFORMATION:

DATE:

Title	Surname
-------	---------

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

Marital status	Date of birth
----------------	---------------

Mobile No.	Email
------------	-------

Sex	Religion	Nationality
-----	----------	-------------

Residential address

Affix a passport here
(Please write your full name on the reverse side)

ID TYPE

<input type="checkbox"/>	Int'l Passport	<input type="checkbox"/>	National ID	<input type="checkbox"/>	Driver's License
--------------------------	----------------	--------------------------	-------------	--------------------------	------------------

ID Number:

Place of issue	Date of Issue	Expiration date
----------------	---------------	-----------------

NEXT OF KIN

Name	Mobile no
Email	

EMPLOYMENT DETAILS

Employer	Designation
Telephone	Mail

PURPOSE OF PURCHASE (Please tick appropriately)

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

Plot		No of		sqm	
------	--	-------	--	-----	--

Outright (Please tick appropriately)

<input type="checkbox"/>	Immediate payment	<input type="checkbox"/>	0-1 month
--------------------------	-------------------	--------------------------	-----------

Installment (Please tick appropriately)

<input type="checkbox"/>	0-3 Months	<input type="checkbox"/>	0-6 Months	<input type="checkbox"/>	0-12 Months
--------------------------	------------	--------------------------	------------	--------------------------	-------------

Total ammount in words

Applicant's Signature

Date

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 MARYLAND ESTATE 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