

## Condition for Applicant to Purchase a Plot

- a. The price list and description of plots of land are intended for information only and not to be regarded as forming part of the basis of any future contract. The actual purchase price of a plot shall be the prevailing price at the time when the plot is allocated
- b. The prices of the plot shall not be increased within three calendar months of payment of the requisite deposit, provided that full payment is made within the period.
- c. Payment of 50% of the proposed selling price shall constitute an offer by the applicant to be considered for an allocation of a Plot(s) only and not an acceptance by the Company to allocate a Plot(s) at any particular stage, phase or site to the Applicant/depositor.
- d. The deposit shall be refunded to the Depositor upon demand less 5% for administrative and other charges. This refund shall be paid within three months from the demand date. Such deposit shall not attract interest.
- e. The outstanding balance of fifty percent (50%) or any part thereof shall be paid within three (3) months after payment of the deposit.
- f. If the outstanding balance of fifty percent (50%) or any part thereof shall be in arrears after the three (3) months elapsed, the company reserves the right to take possession of the plot of land already allocated to the applicant.
- g. The company reserves the right to increase the level of requisite deposit at any time and in the event of any such increases applicants may choose to make up their deposit to qualify under new terms, or withdraw their deposits under the existing conditions stated above.
- h. The Sub-Lessee shall build a fence wall, walkway and concrete drains within six (6) months of execution of the Sublease.
- i. The Sub-lessee shall commence building operations within two (2) years of the execution of this Sublease failing which the Sub-Lesser shall be entitled to re-enter the land and take possession thereof.
- j. Upon full payment of the price of a plot an indenture of sub-lease shall be executed between Lakeside Estate and the Applicant specifying the plot(s) allocated.

- k. After the indenture of sub-lease has been executed, the transaction is irreversible and Money paid for the property cannot be refunded.
  
- l. The applicant shall comply with all Lakeside Estate Municipal bye-laws.
  
- m. A Documentation fee of (US\$350/500) payable in Cedis would be charged for Survey work, Site Plan, and indentures.

I have read the Lakeside Estate municipal bye-laws and I agree to the conditions applicable to this application.

I AGREE TO THE CONDITIONS APPLICABLE TO THIS APPLICATION