



CLERBIDEL ESTATES

LOCATION: STARIUA SCHOOL JUNCTION /AWOTSE SMALL PLAZZA, AFIENYA

Tel: 0244153064 || 0241568395

Our Ref: _____

Your Ref: _____

Date: _____

LAND REGISTRATION FORM

A: PERSONAL DETAILS

1. NAME OF APPLICANT:

(Specify exact name you want to appear on the indenture)

2. POSTAL ADDRESS:.....

3. OCCUPATION:.....

4. PLACE OF WORK:.....

5. TEL:.....

6. E-MAIL:.....

B: PLOT ALLOCATION DETAILS

1. SITE LOCATION:.....

2. NO OF PLOTS:..... PLOT OF SIZE (FT):.....

3. PLOT NUMBER:.....

4. PRICE GHC:.....

C: DECLARATION

I agree to my personal data on this registration form and declare that, to the best of my knowledge the above particulars are correct and complete.

SIGNATURE:..... DATE:.....

NAME OF BANK:.....BRANCH:.....

ACCOUNT NUMBER:.....

INITIAL DEPOSIT:.....

TERMS AND CONDITIONS OF PURCHASE

Each applicant is expected to read carefully the following terms and conditions before appending his/her signature to this agreement.

1. The full cost of GHC _____ for the _____ plot(s) shall be paid in monthly installment of GHC _____ per month beginning from the _____. Payment will end on the _____. Full payment for the parcel of land shall not exceed months.
2. The four copies of the site plan and Indentures will be processed and made available to the Purchaser at an extra cost, upon the purchaser's completion of the full payment of the total cost of the polt(s) indicated.
3. Plot allocation on the planning scheme will be done only after initial payment has been initiated by the purchaser.
4. The Purchaser shall access the parcel of land upon half payment for the total cost of the plot(s) of land has been made; but shall not build until the full payment of the cost of land is made.
5. Development of a residential or commercial building shall be done after initiating the application for a Building Permit at the Local District Assembly.
6. The processing of Building Permit for any residential or commercial project shall be facilitated by **Clerbidel Estates** at a fee if the Purchaser so chooses.
7. The processing of documentation for the land Title Certificate or Deeds Registration Certificate as appropriate shall be facilitated by **Clerbidel Estates** at a fee if the Purchaser so chooses.
8. It is hereby agreed that the Purchaser decides to withdraw from this agreement before or after a plot allocation has been made to him/her or is unable to continue payment as a result of any unfortunate incident and demands a refund of his/her money without any default on the part of the vender, then the vendor will have to find a buyer for the land allocated to the purchaser before making a refund to the purchaser.

DEFAULTERS

- a. In the event that the client is unable to pay his/her installment, he/she shall pay a non-negotiable penalty of 50% of the Installment amount.
- b. Persistent default in Installment shall amount to::
 - i. Losing your plot(s) Location or Losing your plot permanently

Having read and understood the terms and conditions above, I hereby agree by the Terms and Conditions of the contract and therefore append my signature with a witness.

Purchaser:.....sign: Date:.....

Witness:.....sign:.....Date:.....

Tel:

OFFICE USE ONLY

(I have review this application and hereby recommend and approve the purchase transaction for Purchase and therefore append my signature)

Sales Rep:.....sign:.....Date:.....

Managing Dir:.....sign:.....Date:.....