

OFFER

Established in 2011, Hoch Realty emerged as a response to the need for extraordinary living spaces that combine elegance, functionality, and innovation. Our journey began with a vision to create residences that transcend boundaries and provide a canvas for life's most cherished moments. As a premium luxury brand, we have developed elegant buildings in the prime areas of Accra and other parts of the country.

MEGA VILLE IN CANTONMENTS.

Situated in the heart of Accra's most prestigious area, MEGA VILLE is an address synonymous with sophistication and exclusivity. The charm of Cantonments, with its tree-lined avenues and historic buildings, sets the perfect backdrop for our architectural masterpiece.

DETAILS

TYPE: Four-bedroom luxury property

Number of Properties : 2 Units

Size; 619 SQM

Price; \$ 1,400,000

Documentation and Servicing; \$40,000

Project Completion : March 2024

TERMS OF PAYMENT

Full payment; US\$ 1,400,000

1.1 The VENDOR shall be entitled to retain the Forty Thousand United States Dollars (\$40,000) of the documentation and servicing fee expenses incurred by the VENDOR in connection with the execution of this agreement, If the PURCHASER fails to make the full deposit after twenty days of signing this contract.

1.2 If any cheque paid by the PURCHASER is returned, it shall attract a two (2%) charge of the face value of the said returned cheque to the VENDOR.

1.3 Where the VENDOR terminates this Agreement on the default of the PURCHASER, the VENDOR shall be entitled to retain a sum equal to Five percent (5%) of the purchase price plus all expenses including Attorney's fees incurred by the VENDORS in connection with the execution of this Agreement.

1.4 Where the PURCHASER requests for an extension of time in respect of Clause 1.3 above, the PURCHASER shall communicate the same, to the VENDOR in writing within 30 days before the due date. Any extension shall attract interest at the prevailing commercial bank lending rate from the date of default to the date of final payment.

1.5 The VENDOR shall exercise the sole discretion of granting the request of the PURCHASER as described in (clause 1.4) and shall upon agreeing to grant same, extend payment for a maximum period of 6 months.

1.6 Upon default of the PURCHASER to fulfill any financial obligation owed the VENDORS, and upon exhausting the extension period granted under (clause 1.5) above, the VENDOR shall reserve the right to trade the debt obligation to a third-party purchaser, and the rights of the VENDOR herein shall be assigned to the Third Party without notice to the PURCHASER.

1.7 The Third party shall exercise the right of the VENDOR under this Agreement concerning the purchased property by taking all necessary steps to enforce the payment of the debt owed together with all accrued interest.

1.8 Upon payment of the full purchase price of the property by the PURCHASER, the PURCHASER will be given vacant possession, and the VENDOR shall within Six (6) weeks execute a Deed of Transfer for the PURCHASER, except that the PURCHASER must pay stamp duty and all other statutory charges at the Lands Commission.

2. ENCUMBRANCES

2.1 The VENDOR shall ensure that at the time of the sale of the Property to the PURCHASER, the Property is free from ALL ENCUMBRANCES and especially from all rates taxes and outgoings including all utility bills, if any, payable by the beneficial owner of the Property have been paid.

3. DEFECT LIABILITY

3.1 There shall be a 12 month' defect-liability period starting from the date on which the property is handed over to the PURCHASER, within which all repairs (excluding wear and tear) regarding Plumbing, Electrical, and Structural defects will be undertaken by the VENDOR.

4. FURTHER ASSURANCES

4.1 Upon payment by the PURCHASER of the full purchase price, the VENDORS shall within Six (6) weeks execute a Deed of Transfer conveying its interest in the Property to the PURCHASER as aforesaid.

5. ENTIRE UNDERSTANDING

5.1 All previous correspondence between the VENDOR and the PURCHASER was preliminary only and this Agreement embodies the entire understanding of the parties in respect of the matters contained or referred to in it and there are no promises, terms, conditions, or obligations, oral or written, express or implied other than those contained herein or obligations, oral or written, express or implied other than those contained in this Agreement.

6. NOTICE

Any notice required under this Agreement shall be sufficiently served if delivered personally, or by registered mail to the last known address of the party to whom the notice is required to be given.

7. GOVERNING LAW/ DISPUTE RESOLUTION

This agreement shall be governed and interpreted by the laws of Ghana and any dispute arising between the Parties, shall be amicably resolved within 14 days upon occurrence of same. Where Parties fail to resolve disputes arising between them, Parties reserve the right to seek redress in a Ghanaian Court of Competent jurisdiction.

AMENITIES & SPECIFICATIONS

- Floor-to-ceiling windows
- Private swimming pools
- Lush gardens & landscaped spaces
- Personalized concierge services
- 24/7 security team
- CCTV monitoring of entrances and car parks
- Housekeeping and maintenance
- In-residence dining and catering
- Brushed stainless steel light switches and sockets incorporating USB points in kitchen and bedrooms for convenient device charging
- Low energy recessed LED spots in kitchen and bathrooms, under cupboard LED in kitchens, and pendants in the living room and hall.
- Fire protection sprinklers throughout including standalone smoke/heat detectors

- Contemporary doors throughout, including brushed stainless-steel ironmongery, and fire rated doors where applicable.
- Herringbone LVT flooring throughout other than wet areas
- Digital aerial and free view signal distribution to TV point in the living room and bedroom
- Noise reduction measures including acoustic treatment to floors and internal walls and enhanced acoustic ratings to external windows.

IN WITNESS WHEREOF THE PARTIES HEREIN HAVE SET THEIR HANDS, NAMES AND THE DATE
AND YEAR FIRST ABOVE WRITTEN.

SIGNED BY THE WITHIN NAME VENDOR

IN THE PRESENCE OF ITS MANAGING DIRECTOR (NATHANIEL CURTIS ADU)

.....

HOCH

(VENDOR)

AND WITNESSED BY:

NAME:

ADDRESS:

SIGNATURE:

SIGNED BY THE WITHIN-NAME PURCHASER

.....

.....

(NAME OF PURCHASER)

AND WITNESSED BY:

NAME:

ADDRESS:

SIGNATURE