

LEGACY HOMES & INVESTMENTS CO.LTD

(ABLEKUMA TEACHERS CO-OPERATIVE CREDIT UNION)

KWASHIEMAN ADDY JUNCTION P.O .BOX GP21724, ACCRA

Tel: 0302 329 087 Email: legacyhomesandinvestments@gmail.com

Website: legacyhomesandinvestmentsgh.com

AFFIX
PASSPORT
PHOTO

LAND ACQUISITION FORM

EMPLOYMENT: PRIVATE PUBLIC SELF-EMPLOYED

EMPLOYER/ DEPARTMENT:

SECTION 1: APPLICANTS' DETAILS

FORM NO. **LHI/F1/**

TITLE: Mr. Mrs. Other

GENDER: Male Female.....

Surname

GPS Address:

First Name

Date of Birth (dd/mm/yyyy)

Other Names

Nationality

Place of Birth

Marital Status: Single Married Divorce Widowed

If Married, Name of Spouse: Tel Number:

Occupation:

Office Address

Current Permanent Postal Address

Hometown/ Region

Current Residential Address (Home Num. & Area/ City)

Email Address:

Telephone / Mobile Number

Alternate Telephone/Mobile Number

Next of Kin:

Next of Kin's Relationship to Applicant:

HELPLINE: 0242821715, 0557793429, 0557733597, 0302329087 E-Mail: legacyhomesandinvestments@gmail.com

Website: legacyhomesandinvestmentsgh.com

Bankers: Fidelity Bank A/C 1050321164718; ADB (Abeka Lapaz) A/C# 1141000042579001, ADB (Abeka Lapaz) A/C# 114100031889101

SECTION 2: PLOT DETAILS PAYMENT OPTION (underline): NORMAL / SHORT/ OUTRIGHT CASH

PROJECT SITE:

Number of Plots Applying for Cost Per Plot: Gh¢ Total Cost of Plot (s): Gh¢

Payment Period Months Proposed Monthly Payment Gh¢

Deposits to Bank From Source (CAGD) Cash Outright Payment

SECTION 3: DETAILS OF GUARANTOR

TITLE: Mr. Mrs. Other: GENDER: Male Female.....

AFFIX
PASSPORT
PHOTO

Surname

First Name Date of birth (dd/mm/yyyy)

Middle Name Nationality Place of Birth

Martial Status: Single Married Divorced Widowed

Occupation: Office Address

Current Permanent Postal Address Current Residential Address (House Num. & Area/ City)

..... GPS ADDRESS.....

Telephone/mobile Number Alternate Telephone/Mobile Number

Guarantor's Relationship to Applicant

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UNDERTAKING IN RESPECT OF LAND LEASE / PURCHASE (Every applicant MUST completed and sign)

I,hereby irrevocably undertake an oath:

1. To be fully committed in payment of the cost of land situated at
In default within three months without any form of written communication, I subject my plot be sold out. Failure to discuss further issues relevant to the transaction undertaken shall lead to outright forfeiture of the said property and would be considered as non-compliant.
2. That in the event of non-compliance to ALL executive instruments put in place; the property shall be entered into, resold and administrative charges disbursed and thereafter the balance refunded. (Referred to section 4)
3. That in the event that the plot is developed or being developed and I am in default, I agree that legal action should be taken against me and the property entered under the following procedures:
 - a. Vacation from the premises within three months;
 - b. The property shall be valued and sold out;
 - c. All administrative expenses in respect of (b) above shall be deducted and the balance refunded.
4. To agree fully to all the terms stipulated in regards to making complete payment to the parcel and with all vital documents acquired before making any further attempt to resell to any third party.
5. To bear and be responsible for all costs and any outstanding costs that shall be incurred in the event that any further costs shall expended on me.

I understand that all processing fees payable in advance is not returnable once expended whether or not an offer is made and I accept that The Company has no responsibility to me or any other person as to the condition of the property in the face of default in payment.

I agree to be bound by the rules of the land purchase (as may vary from time to time by management.

Dated this:..... Day of..... 20.....

.....
Signature

Witness (Guarantor)

.....
Signature

SECTION 4: DECLARATION

APPLICANT:

I hereby declare that all the foregoing information GIVEN by me is in all RESPECT ACCURATE and TRUE is to be regarded as forming part of ANY subsequent contract with The Company and I, and I acknowledge that I shall be liable for any loss suffered by The Company as a result of any reliance upon my statement and I subject my plot to be withheld and should be tenable in court for arbitration where the need arises. I also hereby agree that The Company shall withdraw any offer made in the event of false declaration.

SIGNATURE: **DATE:**

GUARANTOR:

I hereby declare that all the foregoing information is KNOWN to me and is in all RESPECT ACCURATE and TRUE and shall be tenable in court for arbitration where the need arises.

GUARANTOR'S SIGNATURE: **DATE:**

TERMS AND CONDITIONS FOR BEING PART OWNER OF THE COMPANYS PROPERTY

Please read this information carefully; it provides you with important information about your acquisition of land or lease of land in the designated area.

a. Terms and scope

The information on this page (and any further instructions and conditions that may be prescribed by the executives in consultation with the BOARD OF DIRECTORS from time to time) are the terms of the agreement between you and the Company. When you sign the application form, you accept these terms as binding on you; you will assume full responsibility for the genuineness, correctness and validity of all endorsements as regards documentations and negotiable instruments.

b. OWNERSHIP

1. All lands purchased shall not be retailed (sold or ownership transferred) to any person(s) not known to the company apart from provable descendants (refer to item 10).
2. All lands shall be used for residential and commercial purposes only except areas allocated for industrial uses.
3. All land owners shall not engage in any act that will deface the plot such as winning sand.etc
4. All land owners shall not engage in any act around the vicinity that shall be considered a crime under the laws of Ghana including the use of or dealing in narcotic drugs and other banned substances or harbouring any person(s)who is considered a criminal.
5. All grievances shall be addressed by the company if not satisfied before taken to court.
6. All land owners shall not engage in any act which will amount to nuisance and inconvenience to other neighbour.
7. All lands purchased shall not be left unattended to after initial deposit for more than six months.
8. A DEVELOPMENT COMMITTEE shall be formed to see to the development of the community as prescribed by the laws of the country.
- 8a. Any member who refuses to participate in the above shall be liable to a fine decided by the development committee.
- 8b. All shall agree to support the formation and sustenance of nonpolitical watchdog committee to oversee to the general security of the community.
9. All lands can only be sold or subleased after ten (10) years of ownership and having procured all legal documents.

10. All shall be responsible for regular and punctual attendance (also by delegation) to general community cleanups and other developmental activities.

11. All are advised to ensure very good sanitation in and around their immediate environment so as to prevent health hazards or attract punitive measures from sanitary inspectors against such persons.

12. All shall hold high the dignity and nobility as citizens and hence eschew all forms of embarrassments (such as drug, peddling, robbery, and the likes) to tarnish the image of the community.

13. All lands owners shall observe all rules and regulations that shall be put in place by the company from time to time.

14. All shall be required to relate information to the executive of the scheme in the event of their absence and shall grant POWER of ATTORNEY to their next of kin or any other person(s) of sound mind deemed appropriate by the company to administer full responsibility and cost on their behalf. In the event of not abiding by the strictly within six months of ABSENCE shall be regarded as non-compliance. Ownership shall thereby be forfeited outright and recovery of previous commitment of the property shall be paid less administrative charges.

15. All lands that are purchased and paid for without being attended to for a period of two years, shall be retrieved and relocated to a different phase for effective development of the community.

REFUNDS

One shall only be entitled to money-back guarantee (in exception of bank liabilities and administrative processing charges) in tranches under the following conditions:

1 One’s plot of land is not issued if sixty per cent (60%) of one’s successive deduction or payment is **NOT** made to The Company.

2. If one has valid reason not to be able to complete, payment as agreed upon.

NB: It would have to be replaced by another prospective buyer whose payment successively goes through.

Member’s name would have to be deleted before any refund is made.

All documents pertaining to the land shall be returned to The Company, if any, before refund is made.

FOR OFFICE USE ONLY

ID Number.....

Administrator’s remarks

Date received.....

.....

Signature.....

Chairman Remarks

Chairman’s signature/stamp:

Date:

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LAND ACQUISITION'S BASIC REQUIREMENTS

1. With a minimum of Two Hundred and Fifty Ghana cedis (Ghc 250.00) per month, a person is qualified to purchase a plot of land.
2. Every applicant is entitled to at most FOUR plots of land.
3. All persons belonging to Public or Private organisations and any other person(s) are legible to purchase a plot of litigation free land.
4. An initial deposit will guarantee you to observe your plot.
5. In default of three consecutive months after the initial deposit, the land shall be re-possessed by the company and sold out and the amount paid will be refunded without interest and less administrative charges.
6. 'SLUMS' approach to development shall not be tolerated on the land.
7. In case of death or travelling overseas, the company shall consider procedures listed below:
 - a) Provided the living successor is willing and can pay for the cost of land.
 - b) When the titled owner travels and the successor is willing to continue to pay for the cost of the land the company should be notified for approval.
8. In case of death of the owner, an outright payment by the successor will be welcomed.
9. Deduction may not be discontinued once effected; in the event of the need to discontinue it will have to be replaced by another prospective buyer whose input successively goes through. (This is applicable to those paying through the Controller and Accountant General)
- A) In case of default of payment after allocation, the plot shall be retrieved and replaced by another prospective buyer before refund is effected.
10. One can start building after **six months** of initial deposit.
11. All unforeseen problems which are not stated above shall be handled by the management of the company.

LAND ACQUISITION PROPOSAL PACKAGE

LANDS ACQUIRED ARE FREE FROM

- Litigation and middlemen
- Threats of harassment to developers
- One can download the land acquisition form from The Company's Website and process it.

SIZE OF PLOTS: 1 Plot is 100 x 70

However irregular sizes of plots shall come with their own prices (negotiable).

MODE OF PURCHASE AND PAYMENT

*Buy a form for GHC15.00 for teachers; Others GHC 20.00

*Submit completed forms with a processing fee of GHC 100.00

*After approval is confirmed an initial deposit is expected to be paid into The Company's account numbers.

PROCEDURE

- **Site seeing or inspection of whole parcel (before or after completion of forms).**
- **Allocation shall be made after the initial deposit. However, one can only start building after six months.**
- **Cost of the documents is not part of the cost of the land.**
- **Member takes delivery of their documents after sixty per cent (60%) payment of the total cost of the land**
- **Member may proceed to obtain Title Certificate for the said plot.**
- **With outright payment, one takes their documents after three weeks.**

PAYMENT DIRECTIVES

Clients shall always make payments into the BANK ACCOUNT every month without fail on or before 30th day of each month

All monies /payments shall be paid into the Bank Account and **NOT** in the office

Clients shall present their Bank Pay-in-Slips to the office for an official receipt not later than one month of payment due

Failure to present Bank pay- in slip shall attract an interest of 10% per month on the face value for the subsequent months

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