

# AGRI-CATTLE LAKESIDE ESTATE LTD

(All Properties Are Lease Hold)

## APPLICATION TO PURCHASE A HOUSE

1. NAME OF APPLICANT:.....
2. REGISTER PROPERTY IN THE NAME OF:.....  
.....
3. ADDRESS: .....  
.....
4. TELEPHONE NO.:.....
5. DATE OF BIRTH:..... NATIONALITY:.....
6. MARRIED OR SINGLE:.....
7. APPLICANT'S HOME TOWN:.....
8. OCCUPATION:.....
9. NAME AND ADDRESS OF EMPLOYERS:.....  
.....
10. TYPE OF HOUSE REQUIRED:.....
11. EMAIL:.....

PLEASE SEE CONDITONS:

I CERTIFY THAT THE INFORMATION GIVEN HEREIN ARE TRUE AND CORRECT AND I AGREE TO THE CONDITIONS APPLICABLE TO THIS APPLICATION.

.....  
APPLICANT'S SIGNATURE/MARK

(After the foregoing had been read over, interpreted and explained to the within-named application in the..... language by .....and he/she appeared perfectly well to understand the same before appending/affixing his/her signature/mark hereto).

DATE: .....

This Application Form should be accompanied with two (2) passport size photograph of the applicant.

**FOR OFFICIAL USE ONLY**  
BASIC SALES PRICE \$.....

ALLOCATION.....

\_\_\_\_\_  
SALES OFFICER

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

MD'S COMMENT .....

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE



CONDITION FOR APPLICANT TO PURCHASE A HOUSE

- a) The price list and description of house(s) 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 house(s) shall be the prevailing price at the time when the house(s) is allocated
- b) The company reserves the right to increase the cost of the house due to prevailing market conditions provided however that the price of the house shall not be increased if the customer has made 50% or more deposit payment of the house.
- c) If any applicant desires to purchase a house, then the said applicant shall make at least a deposit of fifty (50%) of the selling price.
- d) Payment of 50% of the proposed selling price shall constitute an offer by the applicant to be considered for an allocation of house(s) at any particular stage, phase or site to the applicant/depositor.
- e) The outstanding balance shall be paid as follows: -
- f) Eighty percent (80%) of the outstanding balance when the house reaches roofing level.
- g) The remaining balance of twenty percent (20%) shall be paid within two (2) weeks after completion.
- h) The deposit shall be refunded to the Depositor upon demand less 5% for administrative and other charges. This refund shall be paid within three (3) months from the demand date. Such deposit shall not attract interest, and shall be made in the same currency in which payment was received.
- i) 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.
- j) Upon full payment of the price of a house(s) an indenture of transfer shall be executed between Agri-Cattle Lakeside Estate Limited and the applicant specifying the house(s) allocated.
- k) If any installment as above mentioned shall be in arrears for more than two (2) months the company reserves the right to take possession of the house/land already allocated to the applicant and may sell same and reallocate the applicant upon fresh terms or refund any monies paid upon demand within three (3) months from the demand date but less the five percent (5%) administrative charges.
- l) Upon allocation of the house, the customer would be required to insure his/her house with reputable insurance company.
- m) After an indenture of transfer has been executed the transaction is irreversible and money paid for the property cannot be refunded.
- n) The applicant shall comply with Agri-Cattle Lakeside Estate Limited Municipal bye-laws.
- o) Where survey work has been done, or site plan or an indenture has been prepared prior to a request by a customer for a refund, the cost involved shall be deducted from the deposit made in addition to the 5% administrative charges.
- p) Where a purchaser does not take immediate possession of the property after one month of completion (ECG meter installed) Lakeside Estate shall charge the purchaser GH¢50.00 a month for maintaining the premises and the building.
- q) The premises or purchased home shall be maintained and managed by an independent Estate Management Company and the cost charged on the purchaser.

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

.....  
APPLICANT'S SIGNATURE/MARK

Date .....



## AGRI-CATTLE LAKESIDE ESTATE (ALEL)

### Municipal Bye-Laws

01 January 2019

The following are municipal by-laws enforceable at Agri-Cattle Lakeside Estate Ltd (ALEL), in the Municipality of Adenta, in the Republic of Ghana. They are meant to promote quality environment, safety and hygiene at ALEL.

#### A - ADMINISTRATIVE

1. Plot must be developed according to zoning designations (for example: one cannot build a store in a residential area even if the store is one room of the house).
2. A wall, sidewalk and concrete drain must be built within six (6) months after receiving the Sublease.
3. A plot not developed after two years shall be re-entered by the ALEL and the purchase price shall be refunded to the sub-lessee less any administrative charges of 5%.
4. Where a sub-lessee intends to sell an undeveloped plot, ALEL shall be given the first option to purchase the said plot.
5. A plot may be resold or re-entered by ALEL if left undeveloped for two or more years.
6. Right of Entry or Security Pass must be presented to security at gate and at site.

#### B - ROADS AND PATHWAYS

1. Roads and pathways (sidewalks) must be kept clear.
2. Dumping of sand, stone, or other construction material is not allowed on road, pathways and public spaces.
3. Non-compliance with the above two rules may result in the confiscation of the above material and payment of penalty not exceeding Ghana Cedis 1,000.00.
4. No mining of sand/stone from roads, or public property, otherwise it will be confiscated.


#### C - MAINTENANCE

1. Sub-leaseholders should maintain garden of property.
2. Sub-leaseholders should maintain gutter adjacent (front and side) to their property.
3. Sub-leaseholders should service sewer lines and septic tanks connected to their property.
4. Sub-leaseholders should not allow any tree, hedge, or other obstruction to obstruct sidewalk, gutter or road.
5. Sub-leaseholders should maintain the fence wall and house on their property.
6. Sub-leaseholders should maintain the same colour of their house on the exterior.

#### D - PUBLIC SPACES AND LICENSE

1. No kiosks, or other structures are allowed on public property without the written consent of the MD or Estate Director.
2. No hawking or selling around the estate is allowed except at designated and approved commercial area.
3. Selling on the street and walkways may be allowed with the purchase of an appropriate licence. However, the licence does not allow a person to block paths and roadways and cannot undermine other rules and regulations.
4. Urination in Public is not allowed and is subject to a spot fine of Ghana Cedis 100.00.
5. Front setback is 6.3 m and side or back setback is 2.5 m or 3.0 m for one and two storey building respectively from property line. This is especially true of from power lines.
6. Any construction, extension (including fence wall), change of colour or zone must have approval in writing from ALEL or their representative (Site Architect).
7. No animal rearing or grazing is allowed, including chicken, goat, sheep, cow, etc. If found penalty of GHS 100 may be given or animal confiscated and donated to local charity.
8. Dog and cats must be kept secure within private property and must have veterinary vaccination or pay maximum penalty of GHS 100.00. Otherwise they may be removed and destroyed.

The above rules are resolved by the Board of Governors of ALEL on the above date who may also make changes or amendments from time to time.

  
Dr. Prince-Joseph Ayiku  
Managing Director

  
Alhaji Salah Kweku Kalmoni  
Estate Director

Customer