



MENOX PROPERTY MERCHANTS LIMITED

The Property Merchants, Quantity Surveyors, Building Contractors and Turn Key Project Managers
M69 Virtual Office
Virtual House, Bata Boulevard, Postnet P/B E 10, P. O. Box 333, Showground, Lusaka, Zambia.
Tell: +260 211258 725/27-30.
Cell: 0977 673758 / 0950705835
Email:mainsa_noah@yahoo.co.uk

DATE:...../...../2015.

SALES CONTRACT/LETTER OF OFFER

Dear Mr/Mrs/Ms/Dr.....

You have been offered the plot no.....subdivision on F459a Lot 10674 under Ridgeway Properties Ltd in Shimabala in Chillanga District of Lusaka Province. The dimensions of the land are 25m X 40m. The land is approximately 27 Kilometres from Lusaka Central Business District (CBD), with another 3 Kilometres from main Kafue Road to site. The following are the advantages of the land:

1. ZESCO power nearby
2. Communal Boreholes to be sunk to supply all housing units at a minimal fee
3. 28 kilometres from Lusaka Post Office and 2 Kilometres from the main Kafue road to site
4. Land is on title
5. 24 hours security and refuse collection services to be offered at a minimal fee
6. Strictly NO AGENTS
7. **Choose Any of the Four Payment Option Suitable to you:**

OPTION (1) ONE OFF PAYMENT			
SN	DIMENSION		PRICE
1	20MX40M		K 39,600

8.

OPTION (2) TWO PAYMENT					
2	DIMENSION		INITIAL DEPOSIT	GRACE PERIOD	MONTHLY DEPOSITS
	20M X40M		K 15,000	12 MONTHS	2,500

9.

OPTION (3) THREE PAYMENT					
3	DIMENSION		INITIAL DEPOSIT	GRACE PERIOD	MONTHLY DEPOSITS
	20M X40M		K 15,000	18 MONTHS	1,850

10.

OPTION (4) FOUR PAYMENT					
4	DIMENSION		INITIAL DEPOSIT	GRACE PERIOD	MONTHLY DEPOSITS
	20M X40M		K 15,000	36 MONTHS	1,200

For details and bookings for site visits calls:
Mobile Lines: 0954949249, 0965849327 or 0979515221.

Email: mainsa_noah@yahoo.co.uk

Terms and conditions

1. You may choose from any of the three available payment terms. Not adhering to monthly instalments or non settlement within the given grace period will attract interest.
 2. There are three recommended building plans you may choose from at a fee. However, those with better plans will be required to submit their proposed building plans and designs to our engineering department for clearance.
 3. Wood and aluminium is strongly recommended for finishings on windows and doors.
 4. Upon paying the initial **(ZMK15, 000) deposit**, construction works on site can commence immediately but title transfer process can only start upon full payment of last instalment.
 5. Communal Boreholes will be sunk to supply water to all housing units at a minimal fee. We are discouraging individual sinking of boreholes in order to preserve the water table. However, those who intend to do so must first seek clearance in writing.
 6. The cost of transfer of title from parent title will be at the expense of the buyer.
 7. You will be required to contribute towards power connection, water, and security and refuse collections fees.
 8. This offer is valid for Seven (7) Days.
 9. **BANK DETAILS:** All individual deposits must be paid into:
ACCOUNT NAME: LUNGU SIMWANZAAND COMPANY BANK NAME: FIRST NATIONAL BANK
BRANCH: INDUSTRIAL BRANCH, LUSAKA ACCOUNT NUMBER: 62521609125..
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Declaration

I.....Do accept this offer and will oblige to the stipulated payment plan and all the terms thereof. Therefore I chose payment option No:.....

For And On Behalf of Menox Venture LTD
Name:
Sign

For and On Behalf of Buyer
Name:
Sign:

WITNESS
Name:
Sign:

WITNESS
Name:
Sign: