



## FREQUENTLY ASKED QUESTION FOR PALMS GARDENS

### Q. WHO IS THE DEVELOPER OF PALMS GARDENS?

A. Lola & Clover Ltd

### Q. Where is Palms Gardens located?

A. palms gardens is situated behind Dangote refinery in Ibeju Lekki, LGA of Lagos state

### Q. What types of infrastructure will the developer provide?

A. Perimeter fencing, Earth road, Street light, Gate house, Leisure area, etc

### Q. Would there be any development and service charge to be paid?

A. Yes, but this will be determined later by the company and all subscribers and also payable by installment.

### Q. Would there be any survey fee?

A. Yes, there will be total sum of N750,000 which covers for Survey and Documentation of plot purchased, survey fee is N500,000 while legal documentation is N250,000.

### Q. When do I get my allocation?

A. Date of physical allocation will be announced

### Q. What do I get after completion of payments for the land?

A. Receipt and contract of sales.

### Q. What type of Title exists on these estates?

A. Lagos state government Gazette

### Q. Is there any encumbrance on the land?

A. We take pride in the fact that after all due diligence, all our estates are free from every known government acquisition or interest and no adverse claimant.

### Q. Can I pay a deposit and pay balance anytime within the duration of tenure chosen?

A. YES! After the payment of the initial deposit, you are expected to pay the balance monthly. Non-payment monthly as at when due will be treated as fundamental breach of contract which can result to termination or revocation of contract.

### Q. Can I start construction or building on the land now?

A. You can start building on the land after physical allocation and payment of the stipulated Survey fee and development levy.

### Q. Is the road to the Estate motorable?

A. Yes, the road to the estate is motorable.



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**Q. Is there any time limit to commence work on my land after allocation?**

**A. No**

**Q. Can I re-sell my plot/property?**

**A. Lola & Clover Ltd can buy back plots from subscribers who have paid up on their land or assist to get a buyer. A charge of 10% (agency fee) is deducted from purchase/ sales.**

**Q. Can I pay cash to your Agent?**

**A. While we are not discrediting anybody, we strongly advice that cash should be paid to Lola & Clover Ltd. Otherwise, cheque should be issued in favor of Lola & Clover Ltd. We would not accept any responsibility for any liability that may arise as a result of deviation from the above instruction.**

**Q. What is the size of the plot?**

**A. 600sqm**

**Q. If I don't have time to supervise my building project, can LOLA & CLOVER LTD help me in construction of my building?**

**A. YES! Lola & Clover Ltd will be pleased to build for you and hand over your building keys to you at completion.**

**Q. WHAT HAPPENS IF I DON'T WANT TO CONTINUE WITH PAYMENT / PURCHASE, CAN I GET A REFUND?**

**A. Yes you can apply for a refund only if you have not been allocated your plot(s). You are required to give our company Ninety (90) days' notice to process your refund and a further Sixty days if the process did not complete after Ninety (90) days. The refund shall be less 25% (administrative fees and others)**


**THE INFORMATION PROVIDED ON THE FAQ AND TERMS HERewith ARE ACCEPTED AND CONSENTED BY ME. I ACKNOWLEDGE RECEIVING A COPY OF IT.**

**Subscriber's Name: .....Sign.....**

**Date.....**

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*...a tradition of trust*