



Who are we?

The Magnificent is a future-forward real estate company committed to building long-lasting sustainable homes that are efficient, aesthetically pleasing, and practical in the world today. These sustainable homes come with different advanced technological features designed to exceed clients' expectations.

Who are those behind The Magnificent?

The Magnificent is the real estate subsidiary of Raedial Holdings. It is led by a team of experienced management staff with over 30 years of experience. The team is led by Engr. Uwadiale Agenmonmen.

Where is the Magnificent office located?

24c Dr Omon Ebhomenye Street, Off Awudu Ekpekha Boulevard Street, Off Admiralty Way, Lekki Phase 1, Lagos State.

IMOLE LAGOS FAQs

Q: Where is IMOLE Lagos Located?

A: IMOLE Lagos is Located at Ilara, Epe LGA, Lagos State, Nigeria.

Q: Who are the developers of IMOLE Lagos?

A: The Magnificent Multiservices Limited

Q: What are the available plot sizes at IMOLE Lagos?

A: 150sqm, 300sqm and 500sqm

Q: Is the price of IMOLE Lagos subject to change?

A: Yes, prices are subject to periodic reviews

Q: Would there be any Documentation Fee?

A: Yes, there would be a Documentation Fee of 500k to be paid the next month at the end of your Payment Plan

Q: Is there any document/ title on the land?

A: Registered Survey

Q: What type of infrastructure will the developer provide?

A: Golf Course, Polo Turf, Recreation Center, Day care & Children Playground, Helipad, African Cuisine Restaurant, Eco Friendly means of Transportation, Experience Center, Cultural Center, 24/7 Security, Lush Green Landscape, Good Drainage System, etc.

Q: Is there any refund policy if I cannot continue payment?

A: Yes, you can get a refund, but it takes 120 working days of notice to process your refund and 40% administrative charges will be deducted.

Q: Is there any encumbrance on the land?

A: The land is free from every known encumbrance and no adverse claimant on the land.

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

A: Acknowledgement letter, duly executed receipt of purchase, deed of assignment, Copy of Survey plan, Letter of allocation.

Q: What do I get after the first installment/subsequent payment?

A: Contract of sales and receipt of payment. Subsequent payment you get receipt of payment.

Q: When can I start constructing or building on the land?

A: Construction can commence after allocation and an approved building plan has been obtained from the appropriate Government authorities.

Q: Is there any restriction as to the type of building I can erect on the land?

A: Yes. You are expected to build residential houses within the area so designated for such and commercial houses in areas designed as commercial. Shops in residential houses are however not allowed and building of tenement house

type (otherwise known as face me and face you) are not permitted in the estate.

Q: When will I be allocated?

A: Physical allocation is done after the completion of payment. For subscribers to be eligible for Physical allocation, they must have completed full payment for the plot(s).

Q: Is the Road to IMOLE Lagos Motorable?

A: Yes, it is motorable.

Q: Is there any extra cost required to have a corner piece plot?

A: Yes, Commercial Plots Attract an Additional 20% Charge while Residential Plots attract an Additional 10% charge.

Q: Can I pay a deposit and pay the balance anytime within the duration of time chosen?

A: No, after payment of initial deposit, you are expected to pay the balance monthly, nonpayment as and when due will be treated as a breach of contract which can either result to termination or revocation of the contract.

Q: Is there a time limit to commence Building on my land after Allocation?

A: Yes, there is a time limit to commence building, your plot must always be maintained and if not maintained, the company will take over the maintenance after the first notification, and this comes at a cost. Also, clients are advised to commence construction one (1) month after allocation.

Q: Would there be an Agreement Fee?

A: NO, this comes for Free.

Q: Are there any hidden charges?

A: No, there are no hidden charges.

Q: Can I pay cash to your agent?

A: No! We strongly advise that all payments should be made to the designated account provided by the company.

Q: Can I get process my C of O as an individual?

A: No! We will process a global C of O and the cost will be communicated.

Q: Can I resell my plot/property

A: A subscriber can resell his/her allocated plot. However, a letter of notice for the transfer of ownership should be written to "The Magnificent Multiservices Limited," and there'd be a 10% charge for transfer of ownership by the new buyer.

Q: What are the available payment plans for IMOLE Lagos?

A: 0 – 6 Months, 7 – 12 Months & 13 – 18 Months.

Q: Where do I make payments?

A: Cash payments/transfer should be deposited into the underlisted banks, or you make a bank draft or cheque in favour of THE MAGNIFICENT MULTISERVICES LIMITED.



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Subscriber's

Signature:

Date: