



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.

JUNE15 FAQs

- 1. Question:** Where is JUNE15 located?
Answer: JUNE15 is located at Eleko, Ibeju Lekki Area of Lagos State.
- 2. Question:** Who are the developers of JUNE15?
Answer: JUNE15 is developed by THE MAGNIFICENT MULTISERVICES LIMITED.
- 3. Question:** What type of title does JUNE15 have?
Answer: C of O.
- 4. Question:** Are there any encumbrances on JUNE15?
Answer: The land is free from every known encumbrance and no adverse claimant on the land.
- 5. Question:** Is JUNE15 in a flooded region?
Answer: No, JUNE15 is on dry land.
- 6. Question:** Would there be any developmental levy?
Answer: Yes, the developmental levy has been included in the cost of the property.
- 7. Question:** What do I get after the first installment/subsequent payment?
Answer: Contract of sales and receipt of payment. Subsequent payment you get receipt of payment.
- 8. Question:** Will there be extra charges for corner piece plots (Residential/Commercial)?
Answer: Yes, Commercial Plots attract an additional 20% charge while Residential plots attract an additional 10% charge.
- 9. Question:** When will my plots be allocated to me?
Answer: 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)
- 10. Question:** What is the available payment plans for JUNE15?
Answer: 0 - 3 Outright 0%, 3 - 6 Month 5%, 6 - 12 Month 10%.
- 11. Question:** When can I start constructing or building on the land?
Answer: Construction can commence after allocation and approved building plan has been obtained from the appropriate Government authorities.

12. **Question:** What are the plot sizes?
Answer: Plot sizes come in 300square meter and 500square meter.
13. **Question:** What type of infrastructure will the developer provide?
Answer: Perimeter Fencing, Estate Gate House, Motorable/Accessible Road, Street Lights, Children Playground, shopping mall, Potable Water, Gymnasium, Recreational Center, Good Drainage system, Constant Power Supply, 24/7 Security Surveillance, Biometric enabled Facilities, Parking Space.
14. **Question:** What document do I get after the completion of payment for land?
Answer: Acknowledgement letter, duly executed receipt of purchase, deed of assignment, Copy of Survey plan, Letter of allocation.
15. **Question:** Are there any hidden charges?
Answer: No, there are no hidden charges. Developmental levy, survey fee and deed of assignment are all-inclusive in the total package.
16. **Question:** Is there any time limit to commence work on my land after allocation?
Answer: No, there is no time limit to commence building.
17. **Question:** Is there any consequence for not maintaining my property after full payment has been made?
Answer: Client are expected to maintain their property every 3 months, failure to maintain your property will come at a cost.
18. **Question:** Is the road to the estate motorable?
Answer: Yes, the road to the Estate is motorable.
19. **Question:** Can I resell my plot(s) or property?
Answer: A subscriber can resell his/her allocated plot. However, Documentations will be administrated by the Magnificent Multiservice Limited Legal team, and there would be a 10% charge on the sales for transfer of ownership by the new buyer.
20. **Question:** Can I pay cash to your agent?
Answer: No! We strongly advise that all payments should be made to the designated account provided by the company.
21. **Question:** Can I get a refund if I paid outright or in instalment payments for my plot(s) and I am no longer interested? Is there any refund policy if I cannot continue payment?
Answer: 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.
22. **Question:** Is there any restriction as to the type of building I can erect?
Answer: Yes. You are expected to build residential houses within the area as 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.
23. **Question:** Is the price subject to change?
Answer: Yes, it is. Prices are subject to periodic reviews.
24. **Question:** Can I pay a deposit and pay the balance any time within the duration of the tenure chosen?
Answer: After the payment of the initial deposit, you are expected to pay the balance monthly as non-payment as at when due will be treated as a breach of contract which can either result to termination or revocation of the contract.

June 15 Bungalow FAQs:

25. **Question:** Can I customize the interior design and layout of my June 15 Bungalow?
Answer: Yes.
26. **Question:** What security measures are in place within June 15 Estate?
Answer: We have 24/7 security surveillance, biometric-enabled facilities, and a gated community with security personnel to ensure a safe living environment.
27. **Question:** Is there a community center within June 15 Estate?
Answer: Yes, we have a community center where residents can gather for events, socialize, and participate in community activities.
28. **Question:** Are pets allowed in June 15 Bungalows?
Answer: Yes, pets are allowed within the estate. However, responsible pet ownership and adherence to community guidelines are expected.
29. **Question:** Can I install a swimming pool in my backyard?
Answer: No. The estate has a pool.
30. **Question:** Are there green areas within the estate?
Answer: Yes.
31. **Question:** Can I build additional structures like a gazebo or outdoor kitchen in my backyard?
Answer: No
32. **Question:** What waste management practices are implemented within June 15 Estate?
Answer: We have designated waste disposal areas and regular collection services, promoting a clean and hygienic environment within the estate.
33. **Question:** Can I make modifications to the exterior of my bungalow, such as painting or adding external features?
Answer: Yes, residents have the freedom to customize the exterior of their bungalows. However, any modifications should be within the guidelines set by the estate management to maintain a cohesive aesthetic.
34. **Question:** Can I install security systems like CCTV cameras in and around my bungalow?
Answer: Yes, residents can install security systems, including CCTV cameras, to enhance their home security. However, the installation should comply with estate regulations and respect neighbors' privacy.
35. **Question:** What is the process for reporting maintenance issues within my bungalow?
Answer: Residents can report maintenance issues through our dedicated helpline or online portal. Our maintenance team will promptly address the concerns to ensure residents' comfort.

36. Question: Are there designated areas for recreational activities such as sports courts or jogging tracks?

Answer: Yes, there are designated areas for recreational activities, including sports courts and jogging tracks, promoting a healthy and active lifestyle among residents.

37. Question: Can I rent out my bungalow if I don't intend to reside in it permanently?

Answer: Yes, residents have the option to rent out their bungalows.

38. Question: Can I get a mortgage?

Answer: Yes. We can help facilitate mortgage with our financial partners.

39. Question: Do you have flexible payments?

Answer: Yes. Let us have your email address and mobile numbers to enable us revert with detailed information.

Feel free to contact our customer service via customercare@magnificentng.com for any specific inquiries or additional information tailored to your needs.