



**EMINENCE  
COURT**

# FAQ

## Frequently Asked Questions

**Q1** Where is EMINENCE COURT Located?

Eminence Court is Located at Bogije, Lekki/Epe Expressway

**Q2** Who are the Developers of Imperial Gardens?

DNJ PROPERTIES AND INVESTMENT LIMITED.

**Q3** What title is on EMINENCE COURT?

**Govt. Approved Excision** (C of O in process)

**Q4** Are there any encumbrances on the land?

The Land is free from government acquisition and adverse claim.

**Q5** What is the payment structure?

- Outright Payment (0-3 months) – N5,200,000
- 6 months plan - N5,800,000
- 1 Year – N6,500,000
- Corner piece attracts an additional 10% charge
- Commercial plot attract an additional 20% charge

\*N.B: After the initial payment, you are expected to pay the balance monthly. Non-payment as at when due will be regarded as a fundamental breach of agreement which can result to 5% monthly charge and possible relocation of the plot initially allocated to another plot within the estate with same specifications.

**Q6** What is the size per plot?

300m<sup>2</sup> 450m<sup>2</sup> and 600m<sup>2</sup>

Q7

What kind of building?

Maximum of 4 family unit on 600sqm..

Q8

What other payments do I make apart for the payment on the land?

- Survey Fee – ? 450, 000
- Deed of Assignment Fee - ? 150, 000
- Developmental Levy - ? 1,666.67/m<sup>2</sup>

Q9

When do I make other payments?

- Survey, Deed of Assignment 100% of Development fee should be paid before Physical allocation.

Q10

What is a Developmental fee?

It is the cost paid for the placement of Infrastructure within the estate.

Q11

What Infrastructure will Developmental fee cover?

- Drainage Systems
- Electricity/Electric Poles
- Security
- Street Lamp Poles
- Access Roads
- Interlocked Roadnetwork.
- Recreational Facilities
- Perimeter Fencing

Q12

What document will I be given upon an Initial Deposit?

- A letter of Acknowledgment
- Receipt for the payment made so far,

Q13

Is the road leading to the Estate Motorable?

Yes, It is.

**Q14**

**What is the development timeline for the Estate?**

Development timeline is between 6 months - 2 years

**Q15**

**When will my plot(s) be allocated to me?**

After payment for the plot of land has been made in full including payment for the Deed of Assignment, Survey Plan and 100% payment of development Fee

**Q16**

**When can I commence with construction?**

Construction can commence once Development levy has been paid in full and the building plan approval has been sought and received from the appropriate authorities.

**Q17**

**Is there any time limit to commence construction on my land after allocation?**

Construction can commence within 6 months from the time of approval of the building plan.

**Q18**

**Are there any restrictions on building types?**

Yes, the estate layout is in sections and you are limited to build houses on each section based on the designated use or plan for that section. All building designs must conform to the required set back of building control of the estate and such design would be approved by the company and LSG afterwards.

**Q19**

**Can I resell my property?**

Yes, a subscriber who has paid up on their land can resell their plot. However consent must be sought and granted by the Developer. However, we would require the seller to furnish the company with details of the buyer.

**Q20**

**Can I pay cash to your agent?**

We strongly advise that cash payments should be made to DNJ PROPERTIES & INVESTMENT LIMITED at its designated banks. Otherwise, cheque(s) should be issued in favour of DNJ PROPERTIES AND INVESTMENT LIMITED. We shall not accept any responsibility for any liability that may arise, as result of deviation from the above instruction.

**Q20**

If I pay outright for my plot(s) and I'm unable to complete payment of other stipulated fees, Can I get a refund?

Yes, however, there is a 90 day period after payment for plot which is allowed for payment for documentation. If however, within this time, you still are not able to make payment, you would be entitled to a refund based on the refund policy.

**Q21**

What happens if I cannot continue with payment? Can I get a refund?

Yes, a refund can be made. However, will be made in full less 30% Administrative charges. A 3 months period will be allowed the vendor to process the payment.

\*NB: Refund will be made only after the said plot has been sold.

**Q22**

Can I have a survey for more than one plot?

Yes, however payment for each survey (per plot) will be made in accordance with the number of plots purchased.

**Q23**

Would I be expected to make any other payments subsequently?

Yes, the Annual Service charge.

**Q24**

What is an annual service charge?

The annual service charge is a fee made by subscribers to the estate, at the beginning of each year, which takes care of the general maintenance of the estate.

**Q24**

Can I pay to your Agents?

As much as we are not trying to discredit our agents, it's the company policy that all payments be made into the company's accounts;

A/C Name: **DNJ Properties and Investment Limited,**

A/C Number: **FCMB - 5083278015**

A/C Number: **Zenith Bank - 1015526451**

THE INFORMATION PROVIDED, FAQ AND TERMS HEREWITH IS ACCEPTABLE AND CONSENTED BY ME.  
I ACKNOWLEDGE RECEIVING A COPY OF IT.

*(\*Please read and sign the column below to indicate you have read and understood the content of this document)*

**Subscriber's name:**.....

**Signature:**.....

**Date:**.....