

ELEVATION GARDEN PHASE II FAQ & CONTRACT OF SALES



1. Where Is Elevation Garden Phase 2 Located?

Salabo, Ikorodu.

2. Who Are The Developers Of Elevation Garden Phase 2?

Nestgeeks Realty and Investment Limited

3. What Title Does Elevation Garden Phase 2 have?

Registered Survey (C of O in process)

4. What Is The Size Of The Plot In Elevation Garden Phase 2?

Answer: 300SqM & 500SqM

* Corner Piece & Commercial Plot Attract Additional 20% & 30% Respectively Of Purchase Price.

5. Would There Be Additional Charges?

Yes

- | | |
|------------------------|--------------------|
| 1. Survey: | N350, 000 per plot |
| 2. Deed of Assignment: | N100, 000 per plot |
| 3. Developmental Levy: | N550, 000 per plot |

N.B: For installment packages. After initial payment, you are expected to pay the balance monthly. Non-payment as at when due will be regarded as fundamental breach of agreement which can result to 5% monthly late charges and possible relocation of the plot initially allocated to another estate as decided by **Nestgeeks Realty and Investment Limited**.

6. What Do I Get After Payment For The Land?

Answer: Payment Receipt & Deed of Assignment.

7. When Will My Plot(s) Be Allocated To Me?

Answer: After the completion of the Land & Statutory Fees.

8. Is There Any Time Limit To Commence Work On My Land After Allocation?

NO, There Is No Time Limit to Commerce Work but That after the Building Plan Approval Has Been Sought And Received From The Appropriate Authorities.

9. When Can I Start Building On My Plots?

You can start building after full payment for the plot(s), Survey Fees, Deed of Assignment and Developmental fees.

10. What Type Of Infrastructure Will The Developer Provide?

Perimeter Fencing, Gate House and Road Network

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11. Is There Any Restrictions Regarding The Type Of Building I Can Construct In the Estate?

Different types of houses such as Bungalow, Blocks of flat, detached houses (Duplex) are allowed, however “face-me-i-face-you (tenement building) and high-rise houses will NOT be permitted. 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 Lagos State Government.

12. Can I Resell My Plot/Property?

Yes, a subscriber can resell his/her plot; the buyer shall inherit all the assets and liabilities on the plot(s). **NESTGEEKS REALTY AND INVESTMENT LIMITED** would require the seller to furnish the company with details of the buyer.

13. What happens if I cannot continue with the Payment? Can I get a Refund?

Yes, In the event of refund, you are required to give the company 90 days to process your refund. The refund shall be processed and paid 35% less the amount paid for the plot(s) (Administrative fee and others). And also note that the refund would be made only after such plot has been resold.

PURCHASE OFFER (KINDLY TICK)

For 300sqm: () 500sqm :()
 0-3months: () 0-6months installment: () 0-12months installment ()

RESIDENTIAL :() COMMERCIAL :() CORNER PIECE :()

PAYMENT DETAILS

Mode of Payment:

Cheque: () Electronic Bank: () Direct Bank Deposit: ()

Bank:

Purpose of Purchase: Self Use :() Investment :()

Initial Deposit: () Outright: ()

Amount Paid.....

Date of first Initial Deposit.....

Date of Completion of Payment.....

Monthly installment.....

(Please Fill and Sign the Column Below To Indicate You Have Read and Understood the Contents of this Document)

COMPANY'S NAME/ SEAL:

Names: **NESTGEEKS RALTY AND INVESTMENTLIMITED**

Signature: 

Date:

SUBSCRIBER'S NAME:

Names:

Signature:

Date: