

Residential Serviced Plots Across Nigeria



RIVERWOOD

GATED COMMUNITY

Lakowe, Ibeju Lekki

Land is an important **ASSET** ever increasing in **VALUE**.
It's the most **SOLID SECURITY** than human **INGENUITY** had devised.
It's the basis of all security and only **INDESTRUCTIBLE SECURITY**.

RUSSELL SAGE



WELCOME TO THE RIVERWOOD COMMUNITY



RIVERWOOD
GATED COMMUNITY

WHAT IS RIVERHOOD GATED COMMUNITY



Riverwood gated community is located at Lakowe Ibeju Lekki. An undeveloped land, which is currently being developed by Tersus with plots of land on sale to our customers.

Riverwood Estate is conceived as an eco- friendly and environmentally sustainable gated community offering exceptional facilities and services to foster qualitative living, better health, improved communal relationships and social engagement via the most affordable and cost-effective means.



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ADVANTAGES OF THE RIVERWOOD STRUCTURE INCLUDES:

Value for money: Riverwood land will appreciate in value by 25% before the end of 2021 because infrastructure would be completed by Tersus.

Particular attention to detail is put into the storm drain system to ensure proper drainage of stormwater. Service ducts will be installed to avoid digging up the road for future fiber optic connection.

It's an Ideal location to live and invest in it's 5 mins drive away from the lakowe country golf course.



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WHO WE ARE

Tersus Limited is an indigenous construction company that offers design, construction, and engineering services in the areas of infrastructure and steel fabrication. Our business purpose is to develop superior infrastructure by delivering high quality and cost-efficient products and services to our clients, without compromising on standards and/or proper construction techniques.

At Tersus, we pay attention to detail, and utilize progressive construction methods to ensure that our solutions are innovative and of the highest quality.

Adebowale Augusto ▶
CEO Tersus Limited



!! We are committed in relaying a well-developed Community built by dedicated and highly skilled Nigerians", through the utilization of quality control, best engineering practices, and extreme attention to detail on every project.



RIVERWOOD
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HGR LUXURY

...your gateway to a richer life

WHO WE ARE

HGR Luxury Ltd is a privately owned property development and facility management firm with a focus on affordable luxury. HGR prides itself on the attention to detail each of its staff puts into every task which brings about results every time.

HGR Luxury is led by Imrana Hayatuddini, a perfectionist with 8 years of quality experience under his belt.

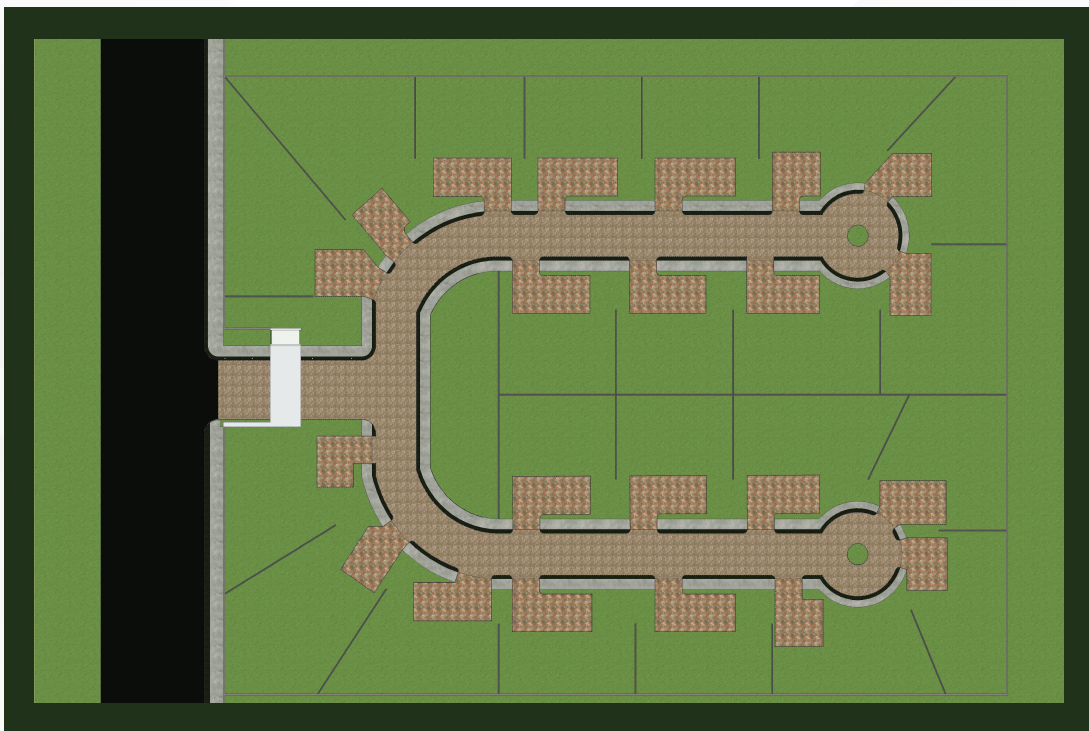
Imrana Hayatuddini ►
CEO HGR



RIVERWOOD
GATED COMMUNITY



₦30,000 SQ/M OUTRIGHT
₦32,000 SQ/M 6 MONTHS PAYMENT
AND ₦34,000 SQ/M 12 MONTHS PAYMENT



RIVERWOOD
GATED COMMUNITY



FACILITIES

PAVED ROAD

ELECTRICITY

RECREATIONAL FACILITIES

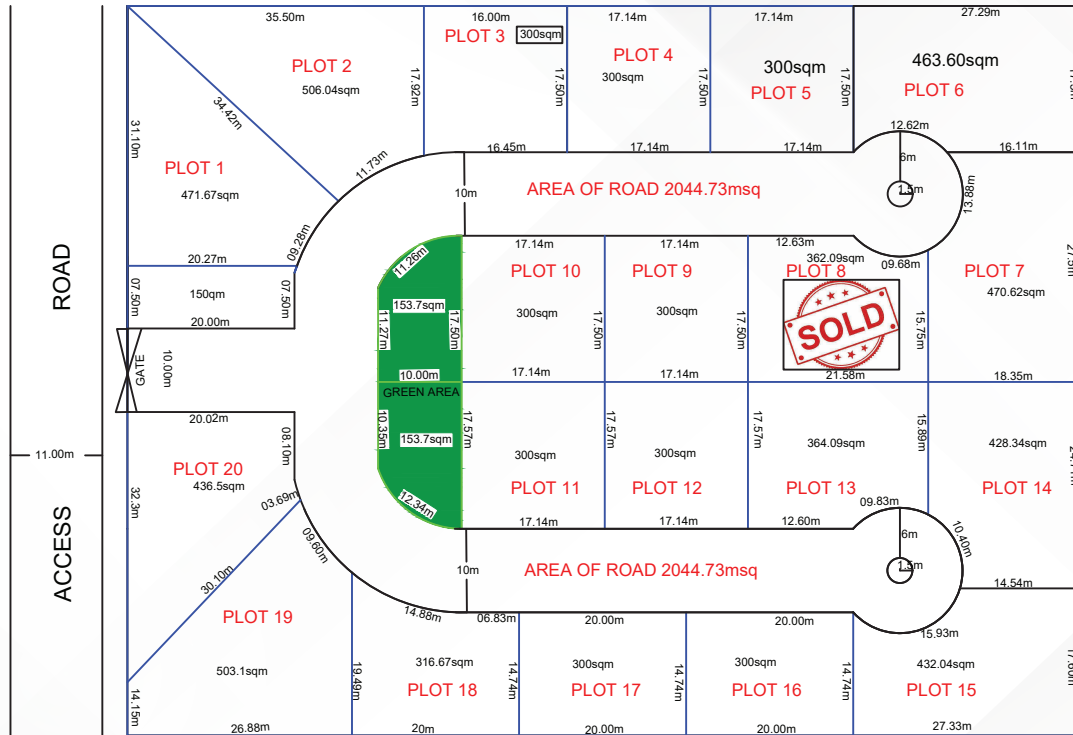
SPORTING FACILITIES

SECURE & SAFE



RIVERWOOD
GATED COMMUNITY

LAYOUT PLAN OF TERSUS AT LAKOWE LAKES



RIVERWOOD
GATED COMMUNITY



BREAKDOWN OF PLOT PRICES AT RIVERWOOD ESTATE LAKOWE

Payment plan			0-3 months	0-6 month	1 year
Rate in =N=			30,000	32,000	34,000
Plots	Sizes in sq/m		=N=	=N=	=N=
Plot 1	472		14,150,100	15,093,440	16,036,780
Plot 2	506		15,181,200	16,193,280	17,205,360
Plot 3	300		9,000,000	9,600,000	10,200,000
Plot 4	300		9,000,000	9,600,000	10,200,000
Plot 5	300		9,000,000	9,600,000	10,200,000
Plot 6	464		13,908,000	14,835,200	15,762,400
Plot 7	471		14,118,600	15,059,840	16,001,080
Plot 8	362		10,862,700	11,586,880	12,311,060
Plot 9	300		9,000,000	9,600,000	10,200,000
Plot 10	300		9,000,000	9,600,000	10,200,000
Plot 11	300		9,000,000	9,600,000	10,200,000
Plot 12	300		9,000,000	9,600,000	10,200,000
Plot 13	364		10,922,700	11,650,880	12,379,060
Plot 14	428		12,850,200	13,706,880	14,563,560
Plot 15	432		12,961,200	13,825,280	14,689,360
Plot 16	300		9,000,000	9,600,000	10,200,000
Plot 17	300		9,000,000	9,600,000	10,200,000
Plot 18	317		9,500,100	10,133,440	10,766,780
Plot 19	503		15,093,000	16,099,200	17,105,400
Plot 20	437		13,095,000	13,968,000	14,841,000



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FAQ ?

- 1. Where is the Riverwood Gated Community located?**
 - It's located at Kilometre 35 Lakowe, Ibeju Lekki, Lagos, behind Beachwood and Avida Estate.
- 2. Who is the operator of the Riverwood Gated Community Estate?**
 - Tersus Limited, a frontline engineering company located in Lagos Nigeria. This project is being marketed by Rhics Technology.
- 3. Who will manage the facilities?**
 - The facilities will be managed by HGR Luxury, with the aim to maintain the pristine condition of the estate in line with international standards.
- 4. How will the subscribers obtain title to the Riverwood Gated Community Estate?**
 - All subscribers will obtain a deed of assignment from the certificate of occupancy covering the land.
- 5. What document will I receive after my initial payment?**
 - A starter pack comprising of receipt, sales invoice reflecting balance on owed on instalment payment, acknowledgement letter and sales agreement
- 6. What do I get after I complete full payment?**
 - A Letter of Allocation, the Survey of the Land and the Deed of Assignment (not registered)
- 7. What happens if I can't complete full payment after making a deposit?**
 - You are entitled to a refund at any time before 75% of the total sum has been paid; after which you will not be entitled to any refund. This refund shall be less 30% of the amount paid. An administrative charge in the sum of =N= 200,000 will also be payable. However, for every month of default there will be a penalty payable.
- 8. Can I pay a deposit and pay the balance any time within the duration of the transaction?**
 - No, the balance must be paid according to the agreed instalment plan.
- 9. What is the land size?**
 - At Riverwood we have different plot sizes ranging from 300sq – 500sq. Please refer to our plot layout and select a plot
- 10. What is the price per plot in Riverwood?**
 - Plots start from =N= 9,000,000 for 300sq/m. Please refer to our price list on plots for each plot



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- 11. What other fees are applicable to this transaction apart from the cost of the land?**
- Survey Fees (Subject to review) N 150,000 (one hundred and fifty thousand Naira only)
 - Legal Fees =N= 200,000 (two hundred thousand Naira only)
 - Facility fees (TBD)
- 12. Do I have the privilege of choosing my plot while making payment?**
- All subscribers have the privilege of picking the plots of their choice.
- 13. Is Riverwood a serviced estate?**
- Yes, it is
- 14. What infrastructure will the operator provide?**
- Paved roads, walkways, perimeter fences, underground drainage, underground water piping, underground service ducts, gated security house, streetlights, green areas
- 15. Is Riverwood on dry land?**
- All plots to be allocated will be void of waterlogs, however, subscribers will be required to fill their plots of land to the road level prior to commencing any desired construction on their plots.
- 16. When am I permitted to commence construction on my plot?**
- Upon physical allocation of the plots and when the infrastructure is completed which is scheduled to be 31st of October 2021, every allottee can commence construction on their allocated plots.
- 17. Can I buy a bigger plot than what is on the plot layout?**
- A subscriber can buy side by side plots to increase their plot size
- 18. Will there be restrictions to what can be constructed on my plot?**
- Every allottee of land is at liberty to construct any structure on the land; Provided such design is approved by Tersus Limited and the applicable Town planning authorities. Riverwood Gated Community is a strictly residential estate.
- 19. Am I expected to pay my development levy for 2 years?**
- No development levy is required at Riverwood Gated Community for infrastructure development. A levy will, however, be required for facilities purchased (e.g., generators and water treatment plants) and management of these facilities.
- 20. Are there plans in place for flood prevention?**
- Yes, at Tersus, we construct our infrastructure to international standards and make sure our paved road levels are at the required height and our storm drain systems discharge water efficiently.
- 21. Are there building restrictions?**
- Riverwood is a strictly residential estate, and all building designs will require approval by the facility manager according to our guidelines, before construction begins. We will also provide prototype designs. Should a client choose to use these designs, they will be made available.





RIVERWOOD



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