

Residential Serviced Plots of Land

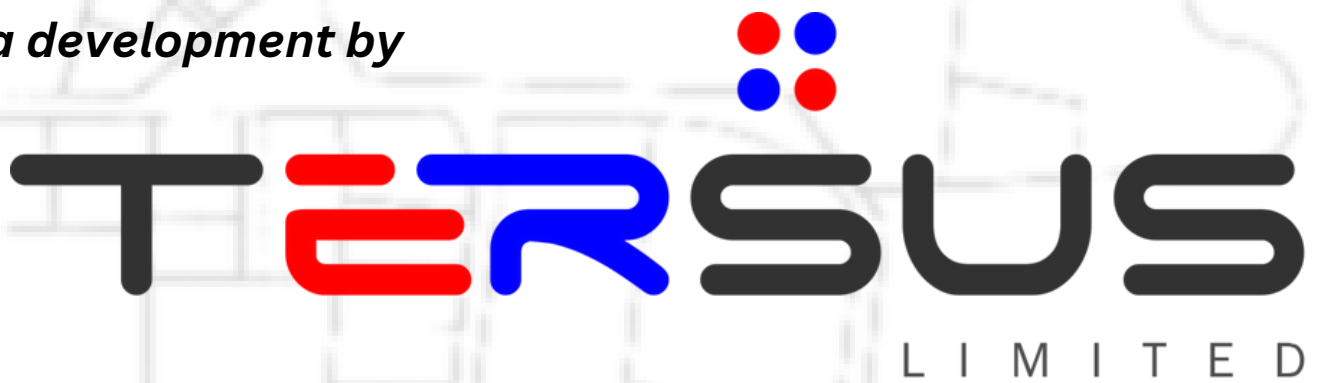


RIVERWOOD
SANGOTEDO

"Enhancing lives through exceptional community spaces."

Residential Serviced Plots of Land

a development by

The logo for Tersus Limited features a 2x2 grid of colored dots (red, blue, blue, red) above the word "TERSUS" in a bold, sans-serif font. The letters "E" and "R" are colored red and blue respectively, while "T", "S", "U", and "S" are black. Below "TERSUS" is the word "LIMITED" in a smaller, spaced-out, black font. A vertical red line is positioned to the left of the text.

TERSUS
LIMITED

www.tersuslimited.com

Be a part of an exceptional community space

1st Floor Lindev Plaza, 16, Amodu Ojikutu, Victoria Island, Lagos
info@tersuslimited.com www.tersuslimited.com 0818 223 5127

ABOUT US

Tersus Limited, a leading indigenous construction and engineering company established in 2013, is pleased to present a unique opportunity for the Central Bank of Nigeria Staff Association to invest in a prime piece of real estate with strong potential for return on investment.

Our company is committed to solving the housing deficit in Lagos by creating sustainable and nature-rich communities where individuals of all ages and backgrounds can experience a high quality of life, whilst maintaining excellence in three areas: attention to detail, quality control, and health and safety.

Residential Serviced Plots of Land



Discover the Best of Both Worlds - Where City Convenience Meets Tranquil Living. Our premium residential plots are strategically located to offer breathtaking scenery and easy access to exciting city destinations. Experience the ease of a new build as it is a fully developed land, serviced and fitted making it hassle-free for subscribers to easily build on and connect.

- The Riverwood Gated Community





WHAT'S THE CATCH WITH RIVERWOOD?

Investing in Riverwood Sangotedo offers subscribers a unique opportunity to capitalize on the high demand for quality housing in Lagos. The strong potential for appreciation, coupled with the prime location and range of amenities offered, makes this a highly attractive investment opportunity.

GOOD LOCATION

Riverwood Gated Community is located along co-op City Drive, sharing boundaries with other notable housing communities like the Co-op Villa Estate

SEAMLESS PLUG & PLAY

It is a fully developed land, serviced and fitted with underground drainage, utility pipes and cables, making it hassle free for subscribers to easily build on and connect!

GOOD TITLE

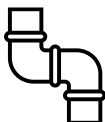
Subscribers will obtain a Deed of Assignment from the global C of O covering the land, letter of allocation and Land Survey.

These and much more makes it an ideal location to live and invest in with a guaranteed 70% annual return on investment.

ESTATE FEATURES



GATED COMMUNITY & PAVED ROADS



UNDERGROUND DRAINAGE & CABLING



CORPORATE SECURITY



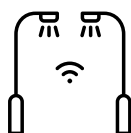
RECREATIONAL AREA



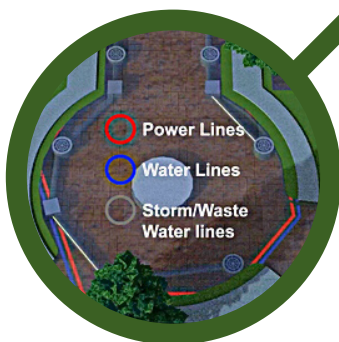
PREMIUM FINISHING



FACILITY MANAGEMENT



SMART STREET LIGHTS





GUARANTEED

50%

Return On Investments



www.tersuslimited.com.com

  [tersuslimited](https://www.instagram.com/tersuslimited)

*LOOKING FOR AN INVESTMENT OPPORTUNITY THAT
GUARANTEES RETURNS?*

**Our past performance shows a
100% return on investment in just 18
months for Riverwood Lakowe**

and we are projecting at least 50% appreciation for Riverwood Sangotedo in 12 months.



RIVERWOOD

Sangotedo, Lekki



CERTIFICATE OF OCCUPANCY

~~#~~30M
500 SQM

~~#~~36M
600 SQM

| **#7,000,000 STARTING DEPOSIT**

| **STATUTORY FEES ARE ALL INCLUSIVE**



**UNDERGROUND
CABLING**



**PREMIUM
FINISHING**



**CORPORATE
SECURITY**



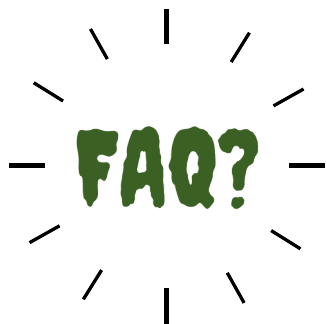
**FACILITY
MANAGEMENT**



**STREET
LIGHT**



**PAVED
ROAD**



- **Where is the Riverwood Sangotedo?**

Riverwood Gated Community is located along co-op City Drive, behind Sky Mall Sangotedo.

- **Who is the operator of the Riverwood Gated Community Estate?**

Tersus Limited, a frontline engineering company located in Lagos Nigeria.

- **Who will manage the facilities?**

The facilities will be managed by Tersus Limited, with the aim to maintain the pristine condition of the estate in line with international standards.

- **How will the subscribers obtain title to the Riverwood Sangotedo ?**

All subscribers will obtain a Deed of Sublease from the certificate of occupancy covering the land.

- **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 sale agreement.

- **What do I get after I complete full payment?**

A Letter of Allocation, the Survey of the Land and the Deed of Sublease (not registered)

- **What happens if I can't complete full payment after making a deposit?**

If you default a monthly instalment payment or the payment cannot be completed, you are entitled to a return of up to 70% of the entire amount due up to the point of payment, after which you will not be entitled to any refund. This reimbursement will be reduced by 30% of the amount paid, as well as a ₦250,000 administrative fee. However, for each month of instalment default, a ten percent penalty will be charged on that month, which will be determined throughout the transaction

- **Can I pay a deposit and pay the balance any time within the duration of the transaction?**

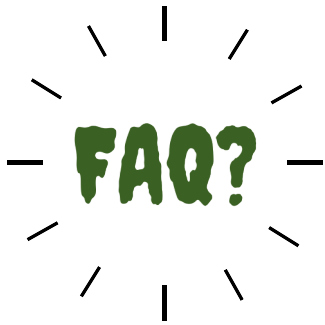
No, the balance must be paid according to the agreed instalment plan.

- **What is the land size?**

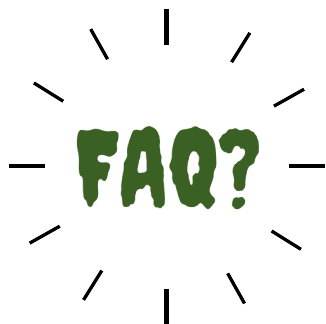
At Riverwood Sangotedo we 500SQM and above.

- **What is the price per plot in Riverwood?**

Plot price is ₦60,000 per square meter.



- **What other fees are applicable to this transaction apart from the cost of the land?**
The listed price is an all inclusive price, survey, legal, and development fee Facility fees (TBD)
- **Do I have the privilege of choosing my plot while making payment?**
All subscribers have the privilege of picking the plots of their choice.
- **Is Riverwood Sangotedo a serviced estate?**
Yes, it is
- **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.
- **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.
- **When am I permitted to commence construction on my plot?**
Upon physical allocation of the plots and when the Infrastructure is scheduled to be completed on 31st of Dec 2021, every allottee can commence construction on their allocated plots.
- **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
- **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.



- **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.

- **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.

- **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.

- **Does Tersus have any after sales support?**

Yes, Tersus offers after sales support to design, build and landscape your plot(s)