

The Homes Group

# Mix Use Development JABI PLOT 684



THE HOMES GROUP

# Message from our Chairman/CEO

Construction companies around the world are providing great scope for development; and with hard work, **The Homes Group** has positioned itself to be a player in this rapidly expanding construction conglomerate. Our strategy is to sell any market cycle through cost-effective And innovative products Solution.

It is known that Nigeria is one of the fastest growing economy in Africa with an unparalleled growth in size and population, we are proud to say we are a company that knows how to navigate and succeed in the African environment.

Our futuristic strategic planning process our quest to create a strong brand, I our core competitiveness through able team effort and our world leading execution capacity has enabled us reach our goals over the years. We are constantly looking for opportunities for growth and investing in activities that add value to our shareholders, customers, partners and employees.

Thanks to The Homes Group Subsidiaries Rural Homes limited, RUHAI and distinctive homes limited, coupled with prudent decisions, our board of directors excellent hands on performance, our management team and joint efforts of all our staff we continue to exceed expectations and consistently produce profitable return to shareholders investors and partners in the Nigerian Market and globally. Thank you for your consideration and I hope this is the start of a profitable relationship.

Mallam Musa Dangoggo Aliyu





We hope to create a  
Profitable Relationship

Taking care of your project and creating value is our main priority.

# Plan For Development of JABI TOWER - PLOT 684



We aim to construct 3,727 sqm of Shopping space, 3,608 sqm of Office space and 8 Units of 4 Bedroom Apartment

The Land Measuring 4556 sqm will comfortably house a Mall, Office tower and Apartment Tower

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The Shops & Offices size will have varying square meters depending on the clients specifications and the Apartments will be 4 Bedroom

The luxury state-of-the art interior and exterior designs will reflect the personality and taste of those accustomed to the best in quality design, finishes and lifestyle.

# Planned Development of the **JABI TOWER PLOT 684**

## We aim to construct a mixed use development

The proposed mix-used project, is the development, marketing and selling of a 4556 sqm sized land located in Jabi district on Shehu Yar'adua Way. The project shall be a proposed Private - Private - Partnership (PPP) between HOMES GROUP LIMITED (Developer) and ISLAMIC DEVELOPMENT BANK EDUCATION TRUST FUND (Land Owner)

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## Proposed Market Buildings:

The proposed partnership of the JABI PLOT 684 is a 4556 square meter sized mix used Development located at Jabi District. This prestigious project will possess functional and aesthetically appealing structures and infrastructure. The unique designs of our shops exude functionality, quality and a distinctive lush ambience.

The Mall will have 3,727 sqm of shopping space of varying sizes and designs, The Offices will have 3,608 sqm all with supporting infrastructure and amenities. The Apartments will have 8 units, At Homes Group we not only sell homes but a lifestyle where our apartments and structures are a fusion of affordability and luxury. Our Apartments are spacious, airy with huge windows that allow tons of natural light in. Our homes are beautifully finished to support a lifestyle we all yearn for individually and family-wise.

# Land & Building Types Details:

Plot Size	Purpose
4,556 Square Meter	Mix Used Development

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Land Use: Mixed Use Development on 6 suspended floors (7 floors including Ground floor)

- **Mall (3,727 Square Meters) - 50.5% of the building**

There are two units of Banks measuring 200 square meters to satisfy the Use of the Land as stated in the Certificate of Occupancy

- **Offices (3,608 Square Meters) - 34.6% of the building**

The Office block was included because from our research ISDB Bank has no office in Nigeria even though Nigeria accounts for 7.66% of their total funding with 132 projects. This was included to accommodate the client's parent company, although it can be changed to apartments if it is not required. There is also a Mosque for prayers in the building.

- **8 Units of 4 Bedroom Apartment (378 Square Meters) - 28.9% of the building**

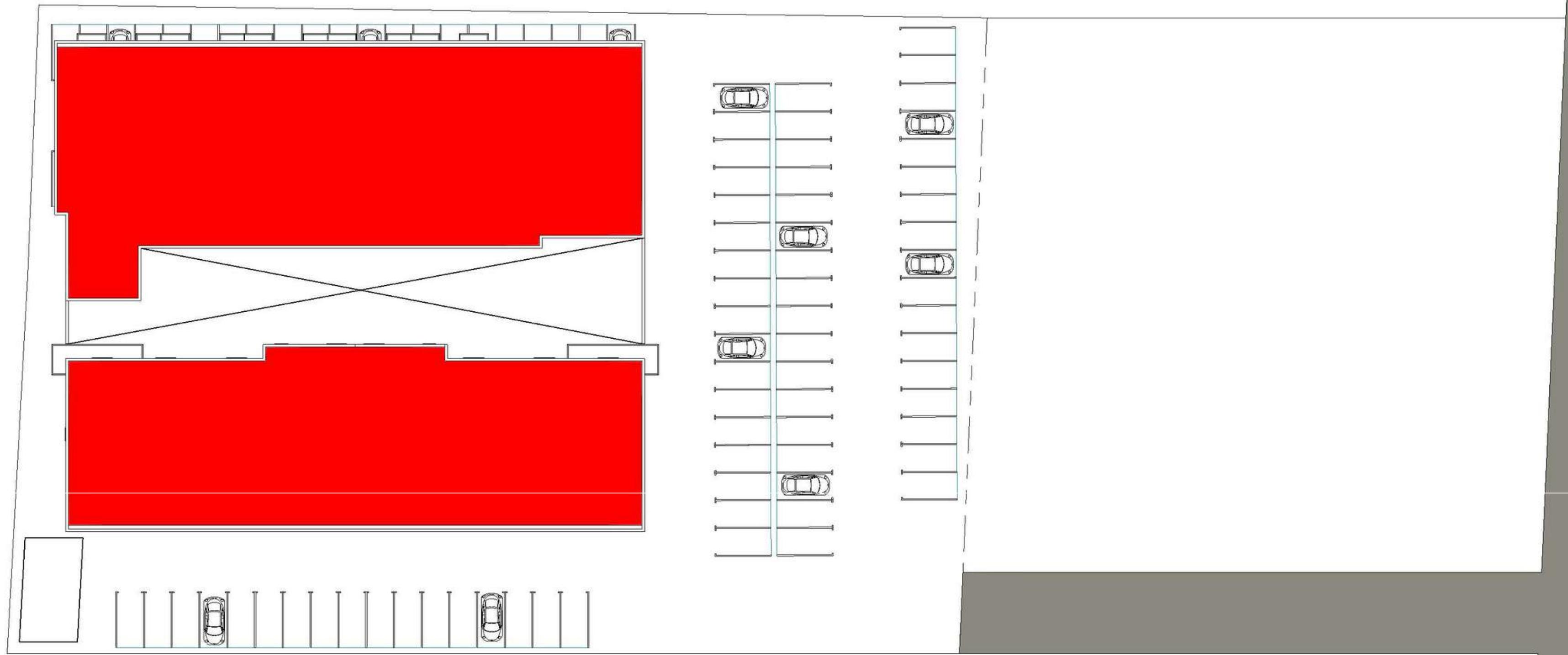




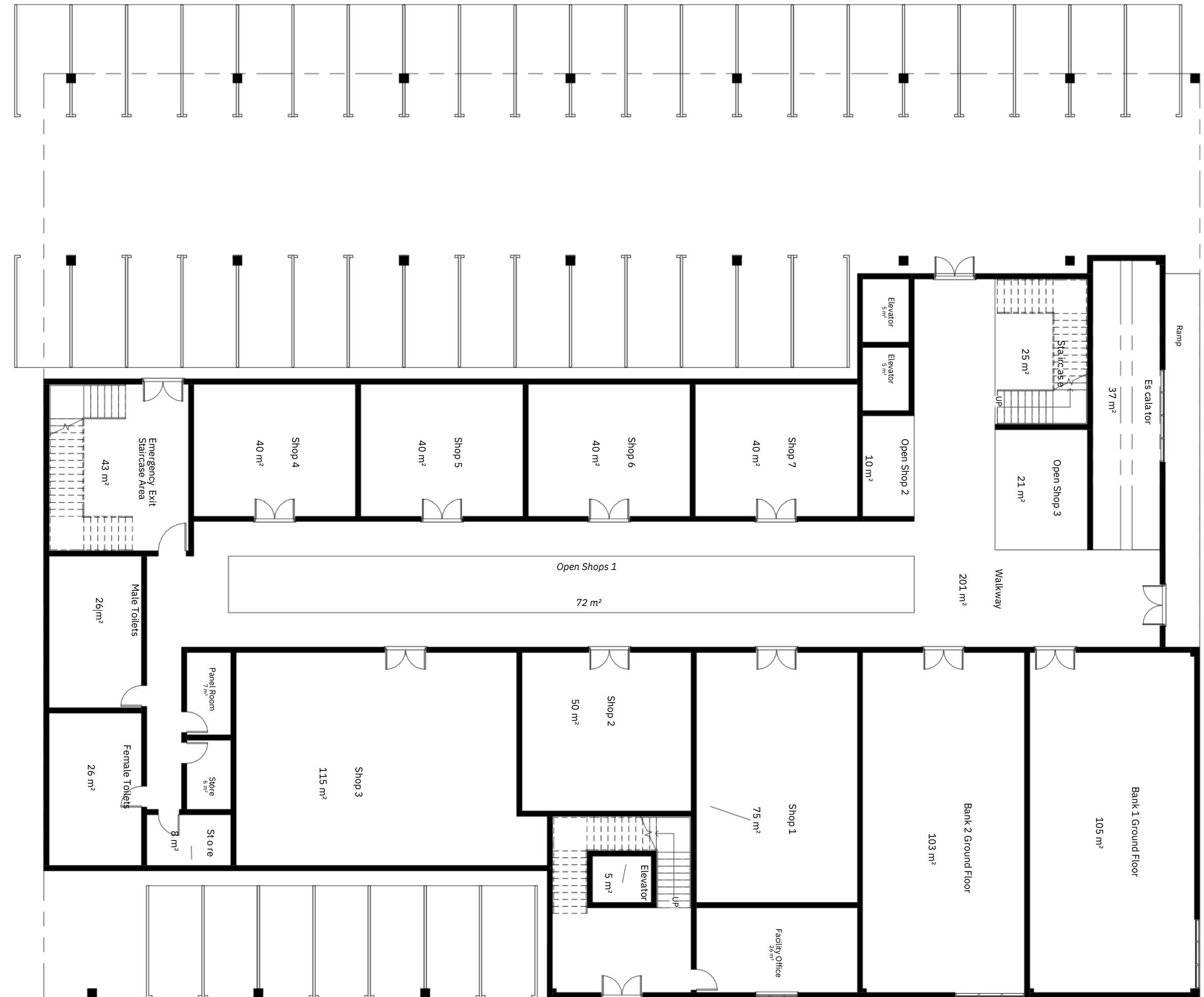




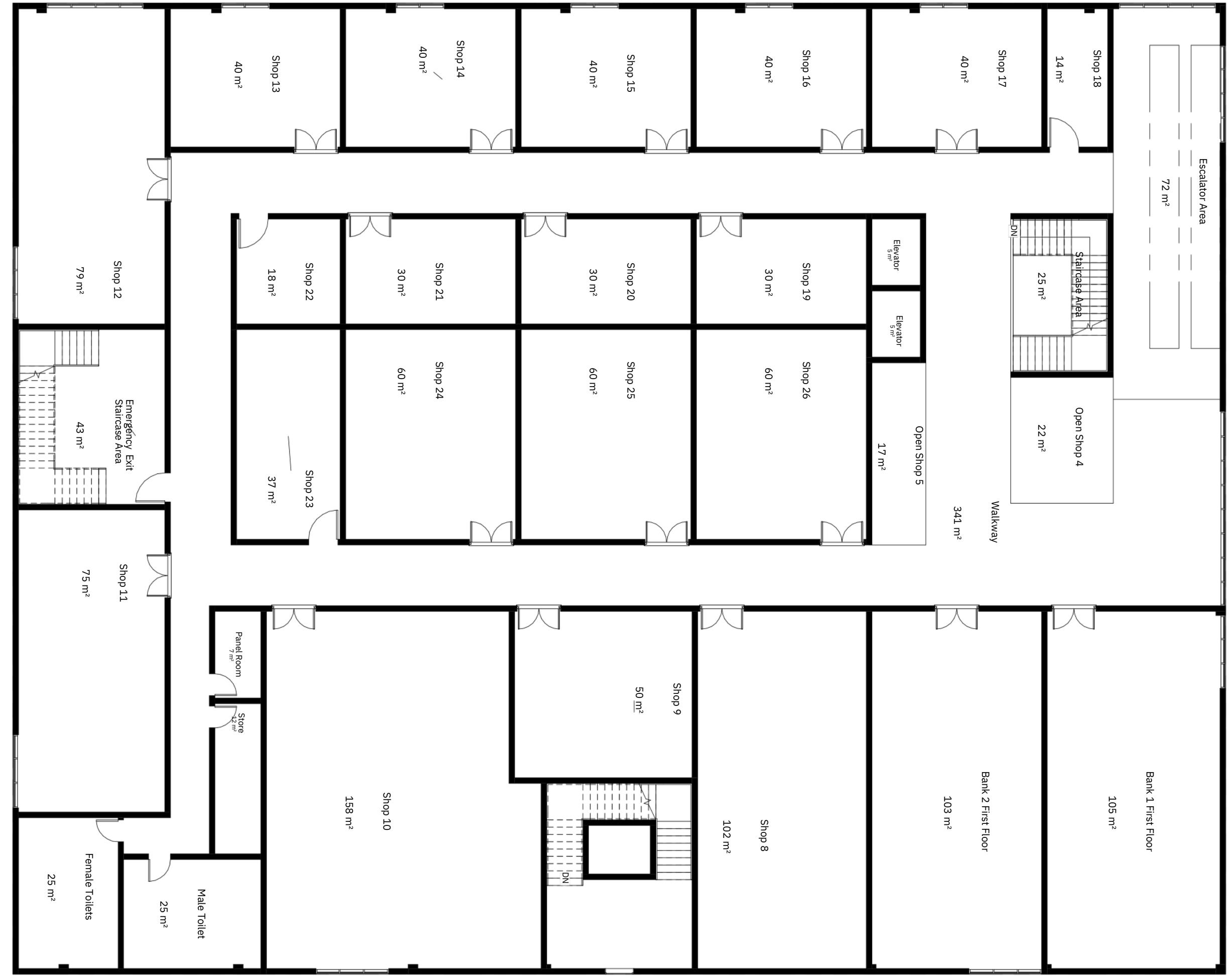
# Shehu var'adua Way



# Ground Floor Plan



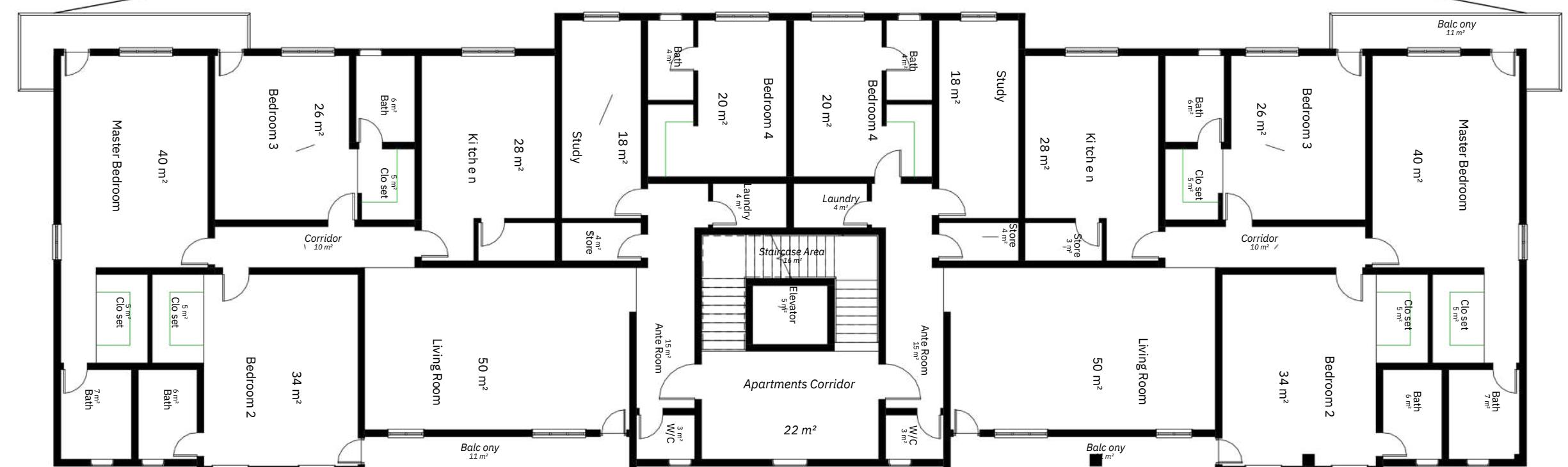
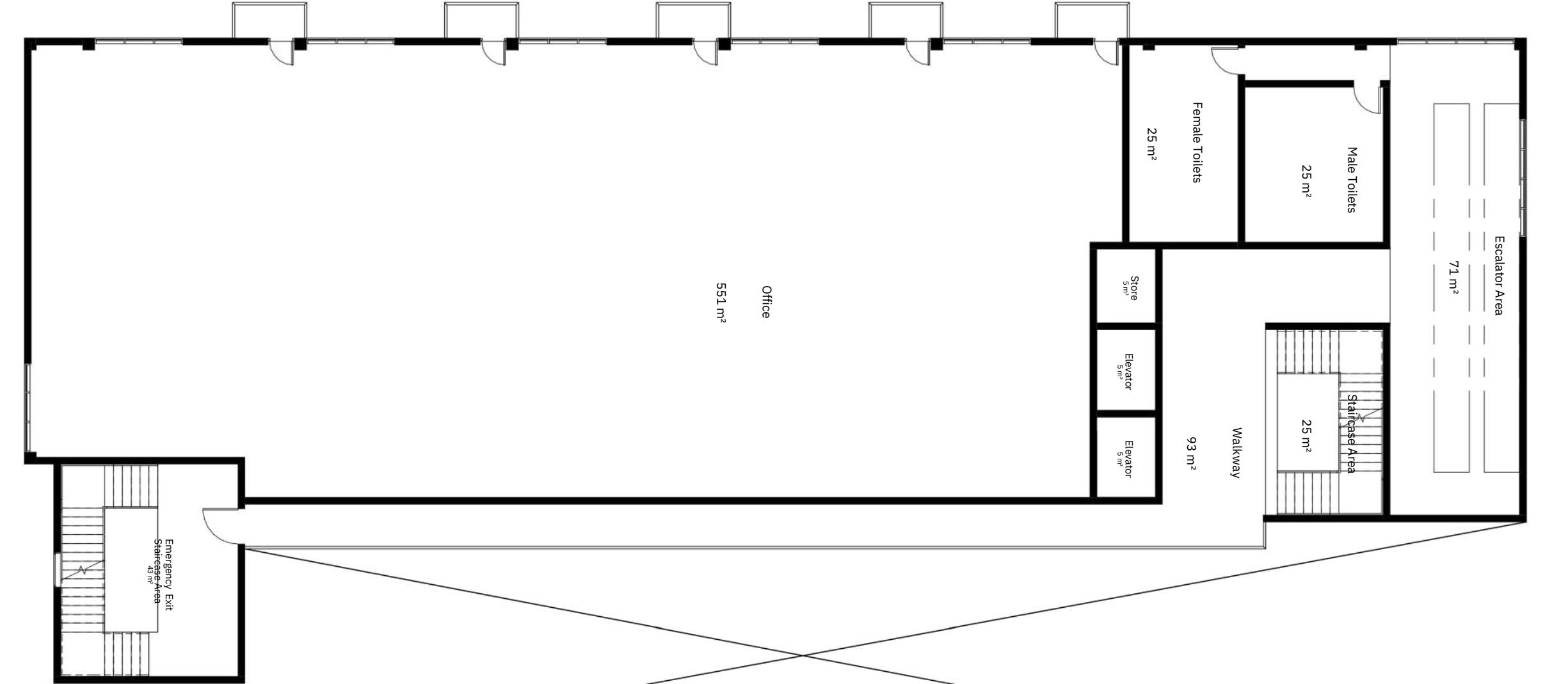
# First Floor Plan



# Second Floor Plan



# Third to Sixth Floor Plan



# Construction Timeline:

The expected time of project completion of ALL estate buildings and infrastructure after land hand-over to the Developer, Homes Group Limited, is 48 Months [Construction + Building Approvals].

## **Project scope will include:**

1. Construction and Finishing of ALL Residence, Commercial and amenities;
2. Housing Estate and Commercial Infrastructures namely:
3. Fencing of the Entire Estate Perimeter;
4. Gate & Gate House for the Estate Entrance & Exit;
5. Tarring of ALL INTERNAL road network within the Estate,
6. Interlocking of Pedestrian Walkways;
7. Construction of Drainage & Sewer Systems;
8. Construction of ALL Supporting Estate Amenities such as Green Area, Play Ground etc.
9. Electrical Connection and Energizing of Entire Estate;
10. Water Connection & Storage;
11. Waste System E.g. Open Incinerator;
12. Estate Landscaping;
13. Interlocking of Open spaces such as the Park, Car Parks etc.

# Infrastructure & Project Components:

We aim to construct state of the art Estate

1. Parking Lot: the created parking lot is a structured solution to address all parking needs and the additional traffic generated by the residential and visitors in the Villa.
2. Road System: The planned road network in the estate will be seamless, flowing yet practical. The road sizes and network are designed to enhance free flowing vehicle movement to and within the Villa.
3. Pedestrian Walkways/Lanes: The walk lanes are interlocked to allow easy flow of both pedestrian and bicycles at all hours and in all weather conditions. Interlocked lanes also improve hygiene, aesthetics and overall maintenance of the Villas.
4. Water & Drainage System: Wide and underground drainage systems for the estate are intended at the shoulders of the tarred roads and pedestrian lanes to allow proper discharge of run-off water from rain and waste water.
5. Electrical System: Electrical reticulation of the residential estate will involve the installation of needed underground cabling, transformers, power generators and fittings to meet all power needs.
6. Other Amenities: Other essential amenities planned into the housing estate development include: a Play Ground, a Gate House & a Facility Office.

# Homes Group has agreed to:

1. Take over the Jabi 684 land for the full development of the entire 4335 square meter (Mixed Use) and put it up for sale or lease
2. Hand over the agreed equivalent percentage of the project margin to ISLAMIC DEVELOPMENT BANK EDUCATION TRUST FUND and retain the rest to cover initial investment and Return on Investment AFTER the payment of current land value to LAND OWNER on completion of the JABI TOWERPLOT 684 in 48 Months.

The Concession Agreement for the partnership will address the detailed terms and conditions on which the project proposal is granted and broadly covers:

1. Scope of Work
2. Construction Period & Timeline
3. Process of handing Over of site to Developer
4. Monitoring and Supervision Details
5. Operations & Maintenance Requirements
6. Force Majeure and Termination Arrangements
7. Dispute Resolution Mechanism, and
8. Other Terms and Conditions Relevant to the Project.

# Get in Touch

Find out how you can better  
develop your Project.

## Phone Number

+2348133888601

## Email Address

md@ruralhomes.com.ng

## Website

[www.homesgroup.com.ng](http://www.homesgroup.com.ng)

