MLKN 00697

KANGIS

KANO GEOGRAPHIC INFORMATION SYSTEM

225

RECERTIFICATION

NEW FILE NUMBER MLKN 00697

PLOT NUMBER

TITLE GARBA MUHAMMAD ABUBAKAR

OLD FILE NUMBER COM/2014 1170

TO	PAGE	DATE

KANO STATE GOVERNMENT

KANO GEOGRAPHIC INFORMATION SYSTEMS

(CERTIFICATE DATA FORM)

2 Recent passport Photograph if Residential

Date: _____

Section A : Information about original title holder.

A. Name : GARBA (First Name) MUHAMMAD (Middle Name) ABUBAKAR (Surname)

B. Date of Birth : _____ C. Sex: M ☑ F ☐ D.Phone. No 08033474912

E. Property location: KABUGA

F. Postal Address (Not P.O.Box) NO 178 INDEPENDENCE AVENUE BOMPAI, KANO

H. Email address: _____

I. MINS. of Land File No Com/Dec/170 J. New KANGIS File No. if Any MLKN 00697

K. Signature of the original title holder: _____

Section B : Information about current title holder.

A. Name : GARBA (First Name) MUHAMMAD (Middle Name) ABUBAKAR (Surname)

B. Date of Birth : _____ C. Sex: M ☑ F ☐ D.Phone. No _____

E. Postal Address (Not P.O.Box) NO 178 INDEPENDENCE AVENUE BOMPAI, KANO

F. Email: _____

G. Land File No Com/Dec/170 H. New KANGIS File No if Any MLKN 00697

E. How did you acquire the property? Direct Allocation ☑ Power of Attorney ☐ Devolution order ☐

Deed of Gift ☐ Mortgage ☐ Sublease ☐ Resettlement ☐ Deed of Assignment ☐ Sale of GPs ☐

K. Signature of the Current title holder: _____

Any additional comment that will help in speeding the processing of this Certificate

_____

For Office use only.

DIRECTOR GENERAL KANGIS

_____

Date: 5-5-15 Sign : _____

Note: Applicant are kindly advised not to visit KANGIS for the purpose of checking the Status of their application , be rest assured once submitted your application will be processed using automated systems and nothing can be done to fast track or favour any application and you will be notified at the right time. providing false information to any Government body is an offence punishable by law.

KANO STATE GOVERNMENT
KANO STATE BUREAU FOR LAND MANAGEMENT
Kano Geographic Information Systems (KANGIS)

NOTICE
PLEASE PAY WITHIN 30 DAYS

NAME OF ALLOTTEE
GARBA MUHAMMMAD ABUBAKAR

ADDRESS OF ALLOTTEE
NO.178 INDEPENDENCE ROAD, KANO

FILE NUMBER
COM-2014-170

PROPERTY CLASSIFICATION
COMMERCIAL

PLOT NUMBER
PIECE OF LAND

PROPERTY SIZE (sqm)
2723

PROPERTY VALUE
150,000,000.00

LAYOUT NAME
KABUGA

LGA
GWALE

TITLE DESCRIPTION
STATUTORY

KANGIS FILE NO
MLKN 00697

TITLE DESCRIPTION
COMMERCIAL

UNIQUE IDENTIFIER
GWL_43459m_24928m

LAND USE CHARGE

LAND USE CHARGE 2021	=	₦	928,145.00
LAND USE CHARGE 2020	=	₦	941,760.00
LAND USE CHARGE 2019	=	₦	941,760.00
LAND USE CHARGE 2018	=	₦	941,760.00
LAND USE CHARGE 2017	=	₦	680,352.00
LAND USE CHARGE 2016	=	₦	778,990.00

DEBT RECOVERY 1999-2015 (IF ANY)

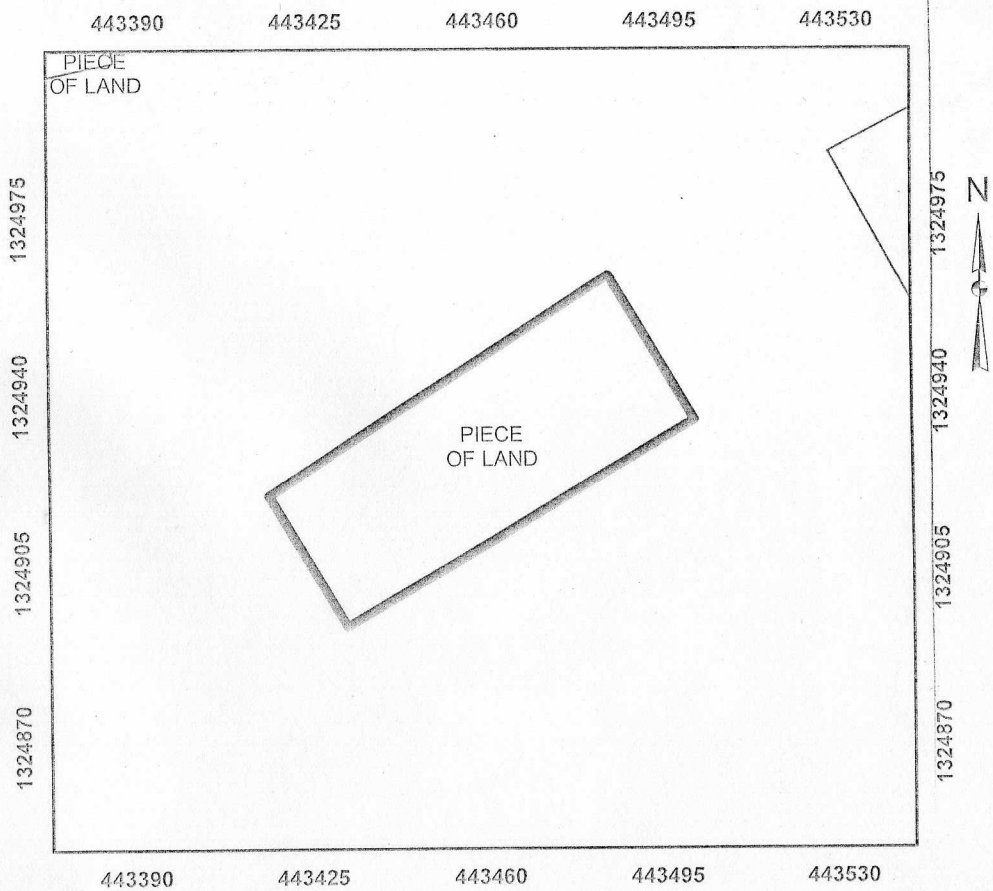
Ground Rent	=	₦	0.00
Tenement Rate	=	₦	0.00

OTHER CHARGES

Regrant	=	₦	0.00
Assignment	=	₦	0.00
Change of Purpose	=	₦	0.00
Sub-Division	=	₦	0.00
Contravention	=	₦	0.00

Last Payment Year: 2015

Total Amount Payable	=	₦	**5,212,767.00**
Amount Paid	=	₦	**0.00**
Balance	=	₦	**5,212,767.00**



CLIENT'S COPY 2021

Bank D

Account Nam Kano Stat Land Re te Ta s Ac nt

Account Numbe 00018766

Sort Code 301080000

Bank Name Jaiz Bank Plc

Signed

Dr. Zainab Ibrahim Braji
Permanent Secretary, Kano State Bureu For Land Management.

All Complaints on this Demand Notice Issued, Should be Forwaded to the Permanent Secretary, Kano State Bureu For Land Management. Within 7 Days

This is generated at KANGIS on 22 November 2021@14:56:21

Form not for sale

KANO STATE GOVERNMENT
KANO GEOGRAPHIC INFORMATION SYSTEM

KANGIS

KANO GEOGRAPHIC INFORMATION SYSTEM

APPLICATION FOR RE-CERTIFICATION OF ORGANIZATIONAL PROPERTY

Please read and fill out this form very carefully. Any mistake may cause delay in processing your application

Date:____/____/____

Type of organisation: Commercial ☐ Industrial ☐ Agricultural ☐ Institutional ☐ NGO ☐ Governmental ☐ Diplomatic ☐

1. Ministry of Land File No. COM/2014/1070 2.Plot No :____ 3.Block No____

4. LPKN No:____ 5.TP Plan No:____ 6.Layout Name:____

7. Organizational Name: GARBA MUHAMMAD ABUBAKAR

8. Name of Contact Person :____

8b. Designation (Position) :____ Phone No.____

9. Registration Number (RC):____ State of Reg.____

10. Country____ 11. Office Phone:____

12. Organisation's Email Address____

13. Organisation's Postal Address (Not P.O.Box)____

14. How did you acquire the property? Assignment ☐ Power of Attorney ☐ Devolution Order ☐ Deed of Gift ☐ Mortage ☐ Sublease ☐

15. What Document is submitted for Re-certification? Letter of intent ☐ Letter of grant ☐ R-of-O ☐ C-of-O ☐

16. Write any comment that will assist in processing this application

17. Signature of the Chief Executive or representative:____

Documents to submit:	Check List
Evidence of Payment (N10,000)	
Registration or Particular of Directors	
Certificate of Incorporation / Form C07	
Memorandum and Articles of Association	
Letter of Intent / letter of Allocation/ R-of-O / C-of-O	
Transaction Deed / Document	
Letter of Administration	
Court Affidavit / Police report / Newspaper	
Photo copies of all previous payments.	

For Office Use

Statutory Declaration:
It is a punishable offence to provide false information and or make any false statement or claim when completing this form where it is subsequently discovered that this application was made based on false or inaccurate information, the Kano State Government may revoke such plot. The Director General KANGIS reserves the right to reject any application form not properly or fully completed and shall not incur any liability for such rejection . The Information you supply on this form may be used as public record and may be published in the media

KANO STATE GOVERNMENT

Kano Geographic Information Systems

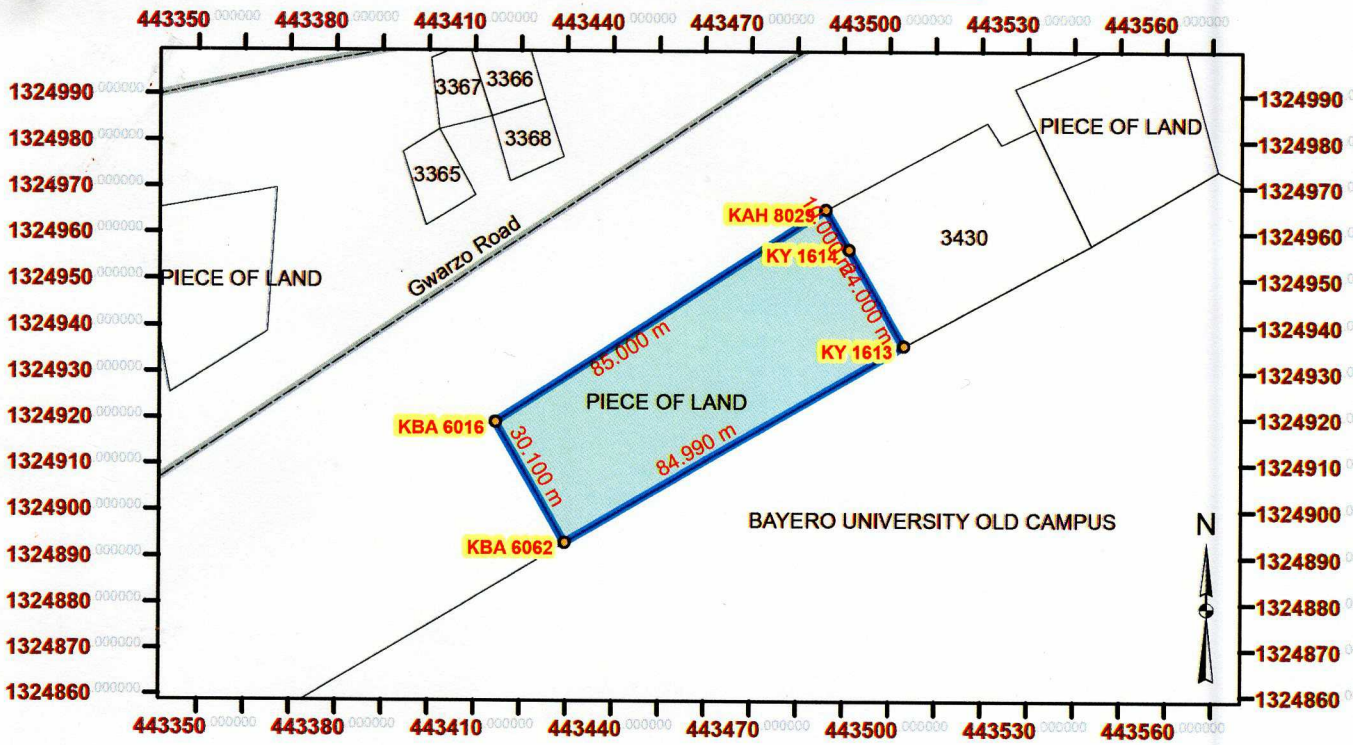
BILL FOR GROUND RENT PAYABLE PER YEAR

Date: Tuesday, May 5, 2015
Time: 12:53:53 PM

Fit to Frame Scale : - 1:490

NEW FILE NUMBER: MLKN 00697 -- OLD FILE NUMBER: CON-2014-170

PERIMETER: 234.08951 m -- AREA IN HECTERS: 0.106 ha



Title Holder's Name:	GARBA MUHAMMAD ABUBAKAR
Address :	NO. 178 INDEPENDENCE AVENUE, BOMPAI KANO, KANO STATE
Plot-Number :	PIECE OF LAND
Location:	GWARZO ROAD GWALE LGA.
Size of Plot =	2722.585036 Sqm
Land Use / Purpose :	COMMERCIAL
Cost of Ground Rent per Square Meter =	N 20
Ground Rent Payable Per Year =	**N 54,451**

Ground Rent Penality charges computation rate as revised by the State Government 2014:-
*Ground Rent from First January to 31st March : No Penality
*Ground Rent from First April to 30th June : 20% of Annual Ground Rent
*Ground Rent from First July to 31st December : 25% of Annual Ground Rent
*Arrears in excess of one year : 30% of Annual Ground Rent

Sign:_____ **Date:** 5/5

FOR: COMMISSIONER MINISTRY OF LAND AND PHYSICAL PLANNING.

Contact Kano Geographic Information Systems @
No. 2 Dr Bala Muhammed Way off State road Kano, Kano State, or www.kanogis.com, email: info@kanogis.com Tel: 08151232323, 08152232323, 08153232323

MINISTRY OF LAND AND PHYSICAL PLANNING
KANO STATE

CODE LAND 4
SERIAL NO:.....

The Honourable Commissioner,

APPLICATION FOR STATUTORY RIGHT OF OCCUPANCY COMMERCIAL LAND

1. Applicant's full Name: GARBA MUHAMMADU ABUBAKAR

2. Nationality (Indicate if naturalised) NIGERIAN

   If Nigeria (a) State of Or: KEBBI
   (b) Hon. Dornicile
   (c) Occupation or Business ENGINEERING SERVICES
   (d) Nature of Commerce Activity CONSTRUCTION
   (e) Annual Income ₦30,000,000

3. (a) Company is registered under
   (b) Registration Particulars
   (c) Business Location
   (d) Correspondence Address
   (e) Annual Income or anticipated income

4. Have you ever been allocated commercial Land before NO

   (a) If the answer to the above is yes, state when and where, and Certificate of Occupancy Number —

   (b) Purpose for which land above is being used COMMERCIAL DEVELOPMENT

5. Purpose for which Land applied for is required BANKING HALL / LOCK OFF SHOPS

6. What type of activities are you intend to undertake BANKING SERVICES / SHOPPING

"Land 13"

12

Ref No. LKN/com/2014/170
Ministry of Land & Physical Planning,
P.M.B. 3083, Kano.
Date: 09 - 04 - 2015

To: GARBA MUHAMMAD ABUBAKAR

Sir/Gentleman/Madam

CERTIFICATE OF OCCUPANCY RENT

I have the honour to inform you that the following Certificate of Occupancy has been issued in your name:

Number: LKN/com/2014/170
Date of Issue: 30th DECEMBER 2014
Date of Expiry: 29th DECEMBER 2054
Rent per Annum: ₦54,460.00K
Location/Station: ALONG GWARZO ROAD
District: GWALE

The rent and fees payable are made as follows:-

Rent from: 30th DECEMBER 2014 To 31st DECEMBER 2015
₦ 54,460.00K Per Annum ₦ 54,460.00K
Registration Fees: ₦ 1,000.00K
Survey Fees: ₦ 36,512.30K
Preparation Fees: ₦ 1,000.00K
Compensation Fees: ₦ 242,200.00K
Development Charges: ₦ 35,000.00K
Total ₦ 379,832.30K

Less:

Amount Deposited on Kano R.C.R./RIV No. 206007
Of 23 - 01 - 20 15 ₦ 20,000.00K
Balance due to Government/Applicant ₦ 379,832.00K

2. Will you please remit this sum direct to this office not later than a month from the date of this letter.
3. I would take this opportunity of reminding you that further annual rent are payable.

(A) In advance on the 1st January (B) without demand (C) Direct to the Account Division of this ministry:

DEEDS REGISTRAR 10/4/15

FOR 09/04/20
HON. COMMISSIONER

3

CODE LAND II

SERIAL No 0005390

RECOMMENDATION FOR GRANT OF STATUTORY RIGHT OF OCCUPANCY

CONDITIONS FOR APPLICATION

1. Name of Applicant: Garba Muhammad Abubakar
2. (A) File Ref. No. COM/2014/170 Commercial
   (c) Location: Kabuga Piece of land (Motor Park)
   (e) Layout Plan No
3. Term: 40 Years
4. Value for proposed development N
5. Time for Competition of proposed development: Within two Years
6. Annual Ground Rent: 20.00 per sq meters
7. Development Charge (If any): To follow
8. Survey and processing charges: 20,000.00
9. The Director of Land recommends / does not recommend the application for the following reasons:

The applicant has met all requirement for the allocation.

Sign: _____ Date: 30/12/2014

Director Land

10. RECOMMENDATION BY THE PERMANENT SECRETARY

I recommend / do not recommend the application for a grant over Plot No.: Piece of land

Location: Kabuga

Sign. _____ Date: 30.12.14

Permanent Secretary

---

11. APPROVAL BY HON. COMMISIONER

The Grant of Occupancy is hereby

APPROVED

NOT APPROVED

Hon. Commisioner

Date 30/12/14

Letter of grant collected by

Name: Hamza Muhammad Abubakar

Addr: No 178 Independence Avenue Bompai Kano

Sign:

Date: 09-01-2015

SCHEDULE

This instrument was delivered for registration by the Examiner of Deeds of the Ministry of Land and Survey, Kano State, Kano at o'clock in the noon this day of

This instrument is registered as No. in Volume at Page (Certificate of Occupancy) of the Lands Registry in the Office at Kano

Deeds Registrar

Deeds Registrar

All that piece of land situated at Along Gwarzo Road in the Gwale District of the Gwale Administrative Area of Kano State consisting of 0.2723 hectare, the boundaries of which are delineated by a red verge line on the attached plan drawing No. R of 0 COM/2014/170 and are more particularly described as follows:-

Starting from Property Beacon KBA 6062 the boundary runs for a distance of 30.10 metres on a bearing of 329°57' to KBA 6061 thence for 83.00 metres on a bearing of 57°12' to KAH 8029 thence for 10.00 metres on a bearing of 149°48' to KY 1614 thence for 24.00 metres on a bearing of 149°48' to KY 1613 thence for 84.99 metres on a bearing of 239°49' back to the starting poin thus enclosing the area stated above. Accessible corners are marked by concrete beacons and all bearings are referred to National North. Inaccessible corners are co-ordinated but not marked on the ground (see plan).

/Turafafi/

(6) Not to start any development without the approval of such development plan by the Kano State Planning Authority (hereinafter called the Kano State Planning Authority) as provided under the Planning Authority Edict No. 5 of 1976.

(7) Within two years from the date of the commencement of this right of occupancy to erect and complete on the said land buildings or other works specified in detailed plans approved by or to be approved by the Planning Authority or other officer appointed by the Governor, such buildings or other works to be (of the value of not less than ₦50 Million) and to be erected and completed in accordance with such plans and to the satisfaction of the said Planning Authority or

(8) Not to erect or build or permit to be erected or built on the said land any buildings other than those covenanted to be erected by virtue of this Certificate of Occupancy not to make or permit to be made any addition or alteration to the said buildings to be erected or buildings already erected on the land except in accordance with plans and specifications approved by the Planning Authority or other officer appointed by the Governor in this behalf.

(9) (1) Not to alienate the right of occupancy hereby granted or any part thereof by sale, assignment, mortgage, transfer of possession, sub-lease or bequeath or otherwise howsoever without the consent of the Governor first sought and obtained.

(2) Not to contravene any of the provisions of the Land Use Act, the fire Regulations and the provisions of other relevant legislations.

(10) To clear and keep clear the said land of stagnant water, long grass, rank weeds and bush and accumulations and deposits of rubbish and other unwholesome matter, and to keep the same in all respect in a clean and sanitary conditions, and for such purposes to do and execute all such acts and works as the Governor or any officer authorised by him may reasonably require.

(11) To comply with all rules laid down from time to time in regard to the location of buildings, refuse pits, and latrine.

(12) After the period specified in sub Clause (6) above, not to allow the said land to be unoccupied for any period exceeding six months at any one time, or eight months in any year.

(13) Upon the expiration of the said term to render up to the Governor in good and substantial repair to the satisfaction of the Governor, all buildings on the said land erected in pursuance hereof which have not been removed with the consent of the Governor and all buildings already upon the said land at the commencement of the said term which have not been removed.

2. (1) For the purpose of the rent to be paid under this certificate of occupancy the term of the right of occupancy shall be divided into periods of .....five.....years and the Governor may, as near as conveniently may be to the expiration of each period of years, revise the rent and fix the sum which shall be payable for the next period of years or if less than .....five..... years of the term shall remain, for the remainder of the term.

(2) If the Governor shall so revise the rent, he shall cause a notice in writing to be sent to the holder/holders informing him/them of the revision of the rent, and the holder/holders shall thereupon within one month of the date of the receipt of such notice or within seven days of the commencement of the period for which the rent has been revised, whichever shall last happen with-

LKN/ COM/2014/170

LAND GRANTED TO GARBA MUHAMMAD ABUBAKAR

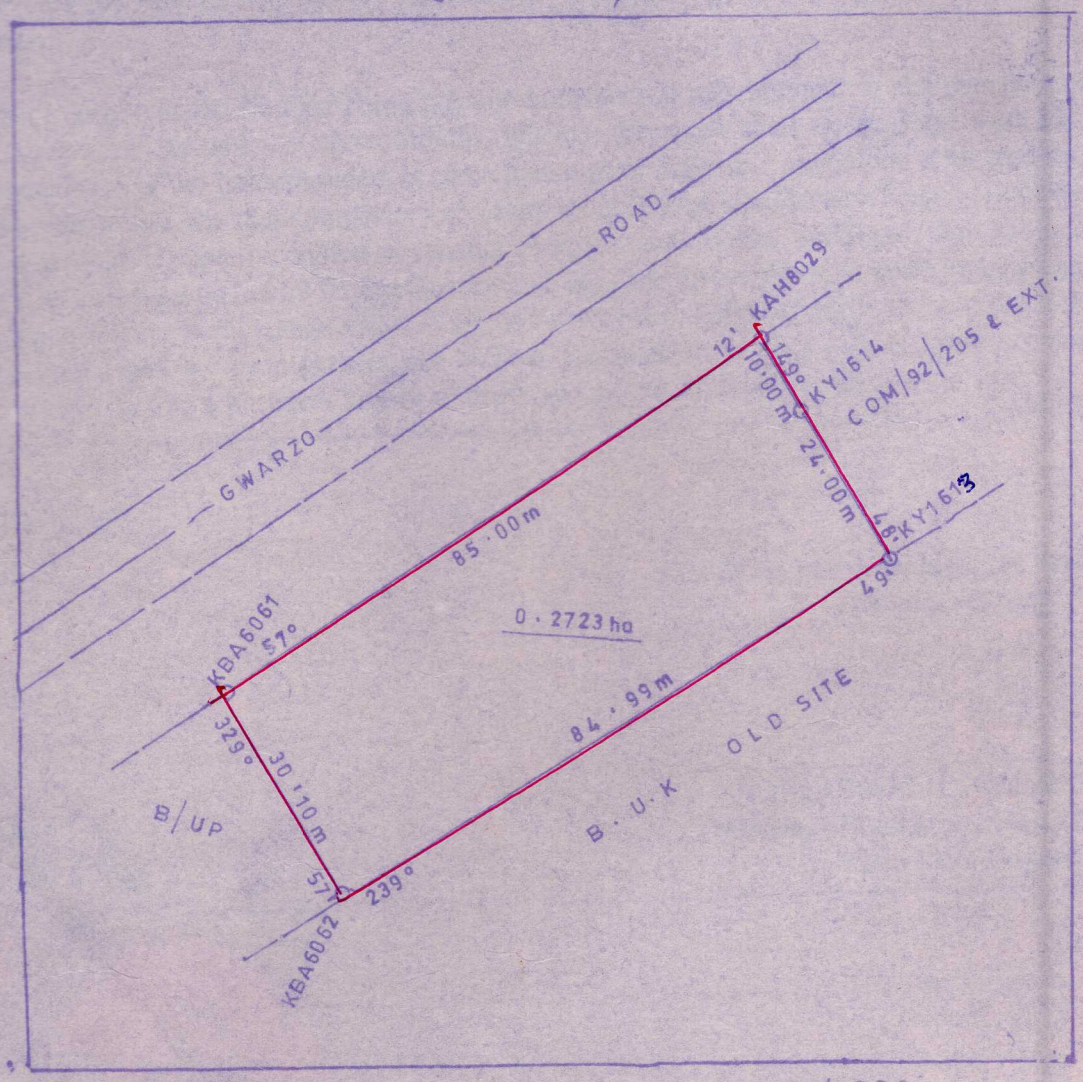
ALONG GWARZO ROAD

GWALE DISTRICT GWALE LOCAL GOVERNMENT

KANO STATE

SURVEYOR - GENERAL

8TH APRIL 2015



U N

Scale:- 1cm to 10 metres, or 1/1000

UTM Coordinates of KAH8029

X 1324 962 '89 m

Y 443 484 '71 m

Zone 32

All bearings distances and area shewn on this Plan are computed from registered coordinates

Surveyed by AMINU ADAMU GEZAWA

Drawn by MUHD Y. WUDIL.

Checked by

Passed by AD/CAD 7.4.2015

Computation No

Plan No COM/2014/170

This Survey lies on

Metric sheet UTM

No 43/23 NW (L-12) Scale 1/2000

Imperial sheet KANO

No 26 Scale 1/2400

out further demand pay to the Governor or other person appointed by him, the difference between the unrevised rent and the revised rent for the period (if any) between the date of revision and the thirty-first day of December, in the year then current; and thereafter the holder/holders shall pay in advance on the first day of January, in each year without demand to the Governor or other person appointed by him in lieu of the said yearly rent of ₦54,460.00

such revised rent as may for the time being be payable in respect of the said land or any part thereof.

(3) If the yearly rent for the time being payable in respect of the said land or any part thereof shall be in arrears for the space of three months, whether the same shall or shall not have been legally demanded or if the holder/holders become bankrupt or make a composition with creditors or enter into liquidation, whether compulsory or voluntary or if there shall be any breach or non-observance of any of the occupier/occupiers covenants or agreements herein contained, then and in any of the said cases it shall be lawful for the Governor at any time thereafter to re-enter upon the said land or any part thereof in the name of the whole and thenceforth hold and enjoy the same as if the right of occupancy had not been granted but without prejudice to any right of action or remedy of the Governor for any antecedent breach of covenants by the holder/holders.

DATED this day of , 20

Given under my hand the day and year above written.

(HONOURABLE COMMISSIONER)
Ministry of Lands and Physical Planning
Kano State, Nigeria

Assigned to.....of.....w.e.f.....

Deeds Registrar.....

Assigned to.....of.....w.e.f.....

Deeds Registrar.....

Assigned to.....of.....w.e.f.....

Deeds Registrar.....

170

R. Of O. No. Com/2014/170

MINISTRY OF LAND AND PHYSICAL PLANNING

Kano State

Land Department

Name Holder GARBA MUHAMMAD ABUBAKAR

PLOT NUMBER PIECE OF LAND LOCATION KABUGA

ASSIGNED TO ..... SEE PAGE .....

ASSIGNED TO ..... SEE PAGE .....

ASSIGNED TO ..... SEE PAGE .....

ASSIGNED TO ..... SEE PAGE .....

TO	PAGE	DATE	TO	PAGE	DATE	TO	PAGE	DATE
PS	3	29/12						
H/C	✓	30/12						
D/Land	6	28/1/15						
D/Land	7	03/02/15						
D/Land	7A	9/2						
AD/Land	7B	9/2/15						
AD/Plan	7C	✓						
AD/PSS	9	12/2/15						
AD/G	PS	17/2/15						
AD/G								
DL	13	09/4/015						
PS	13	9/4						
H/C	✓	✓						