

CERTIFICATE OF OCCUPANCY

New File No: KN2475

COMMERCIAL

This is to certify that:- **MUSNAF GENERAL ENTERPRISES**

Whose address is **SABUWAR ABUJA, KAFIN MAI YAKI, KIRU L.G.A KANO STATE.**

(herein after called the holder, which terms shall include any person/persons in title) is hereby granted a right of occupancy for in and over the land described in the schedule, and more particularly in the plan printed hereto for a term of **40 years** commencing from **27TH DAY OF MARCH, 2023** according to the true intent and meaning of the Land Use Act No. 6 of 1978 and subject to the provisions thereof and to the following special terms and conditions:

- 1) To pay in advance without demand to the Government of the State (herein after referred to as the Governor) or any other officer or agency appointed by the Governor of the State:
 - a) Whatever is the computed revised and the current ground rent from the first day of January of each year or
 - b) Such revised ground rent as the Governor may from time to time prescribe.
 - c) Such penal rent as the Governor may from time to time impose.
- 2) To pay and discharge all rates (including utilities), assessment and impositions, whatsoever which shall at any time be charged or imposed on the said land or any building thereon, or upon the occupier or occupiers thereof.
- 3) To pay forthwith to the Kano State Government through Bureau for Land or such other body or agency appointed by the Governor (if not sooner paid) all survey fees and other charges due in respect of the preparation, registration and issuance of this certificate.
- 4) Within two years from the day of the commencement of the right of occupancy to erect and complete on the said land building(s) or other works specified in the related plans approved or to be approved by the Kano State Government or any other agency empowered to do so. The approval may be revoked after two (2) years.
- 5) To maintain in good and substantial repair to the satisfaction of Kano State Government or any other officer appointed by the Governor, all buildings on the said land and appurtenances thereof, and to do other works, properly maintained in clean and good sanitary condition around all of the land and surroundings of the buildings.
- 6) Upon the expiration of the said term to deliver up to the Governor in good and tenable state to the satisfaction of the Kano State Government or any other agency appointed by the State Governor, the said land and building(s) thereon.
- 7) Not to erect build or permit to be erected or built on the land, buildings other than those permitted to be erected by virtue of this certificate of occupancy nor to make or permit to be made any addition or alteration to the said building(s) already erected on the land except in accordance with the plans and specifications approved by the Governor and or any officer authorized by him on his behalf.
- 8) The Governor or any public officer duly authorized by the Governor on his behalf, shall have the power to enter upon and inspect the land comprised in any statutory right of occupancy or any improvements effected thereon, at any reasonable hour during the day and the occupier shall permit and give free access to the Governor or any such officer to enter and so inspect.
- 9) Not to alienate the right of occupancy hereby granted or any part thereof by sale, assignment, mortgage, transfer of possessions, sub-lease or bequest, or otherwise howsoever without the prior consent of the Governor.
- 10) To use the said land only for **COMMERCIAL** purpose.
- 11) Not to contravene any of the provisions of the Land Use Act No. 6 of 1978 and to conform and comply with all rules and regulations laid down from time to time by Kano State Government.
- 12) For the purpose of the rent to be paid under this certificate of occupancy:
 - i. The term of the Right of Occupancy shall be divided into periods of five years and Governor may, at the expiration of each period of five years, revise the rent and fix the sum which shall be payable for the next period of five years. If the Governor shall so revise the rent, he shall cause a notice to be sent to the holder /holders and the rent so fixed or revised shall commence to be payable one calendar month from the date of the receipt of such notice.
 - ii. If any rent for the time being payable in respect of the land or any part hereof shall be in arrears for the period of three months whether same shall or shall not have been legally demanded of if the holder/holders become bankrupt or make a composition with creditors or enter into liquidation, whether compulsory or voluntarily or if there shall be any breach or non-observance of any of the occupier's covenants or agreements herein contained. Then and in any of the said cases it shall be lawful for the Governor at any given time thereafter to hold and enjoy the same as if the right of occupancy had not been granted but without prejudice to Right of Action or remedy of Governor for any antecedent breach of covenant by the holder/holders.

DATED This _____ day of _____, 20_____

*Given under my hand the day and year
above written*

Alh. Abba Kabir Yusuf
His Excellency Executive Governor
Kano State, Nigeria

TITLE HOLDER NAME: MUSNAF GENERAL ENTERPRISES

PLOT DESCRIPTION: KAFIN MAI YAKI

PLOT NO: PIECE OF LAND

LPKN PLAN NO: CON-COM-2022-606

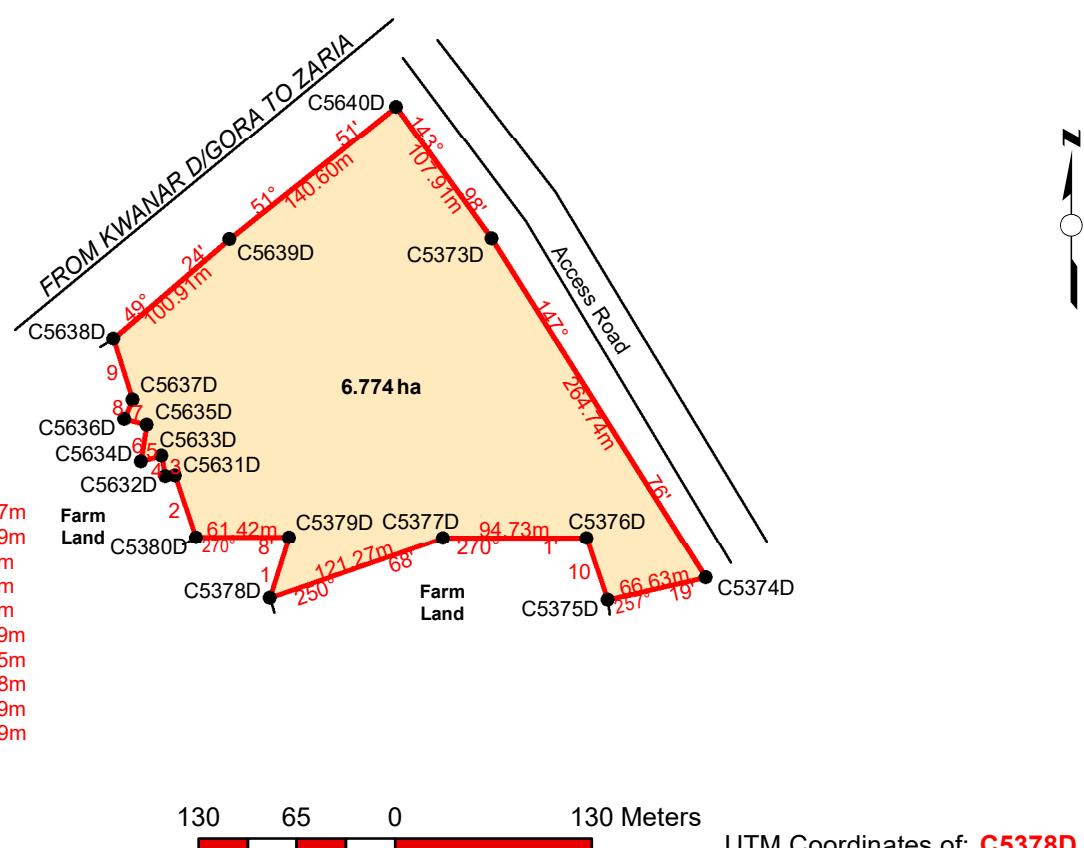
APPROVED PLAN NO: CON-COM-2022-606

UNDER RIGHT OF OCCUPANCY NO: KN2475, FORMERLY: CON-COM-2022-606

KIRU DISTRICT, KIRU LOCAL GOVERNMENT, KANO STATE

SURVEYOR GENERAL

2025



UTM Coordinates of: C5378D

E - 411809.708m

MINNA ORIGIN

N - 1266349.815m

UTM ZONE 32N

Surveyed by D.G JA'EN

All bearings, distances and area shewn on this plan, are computed from registered Co-ordinates

Drawn by MUHD Y. WUDIL

Checked by PSG 2023

Passed by ASG 2023

Computation No: } CON-COM-2022-606
Plan No:

This Survey lies on:

Metric Sheet: UTM:-

Metric Sheet No:-

Imperial Sheet:-

Imperial Sheet No:-

This Instrument is Registered as No 95 at Page No 95 in Volume 170 of the Certificate of Occupancy Register in the Deeds Department Register at 2:36 PM of this day the 24TH OCTOBER, 2024.

Deeds Registrar

Assigned/Devolved to: _____ of _____ w.e.f _____

Deeds Registrar: _____

Assigned/Devolved to: _____ of _____ w.e.f _____

Deeds Registrar: _____

Assigned/Devolved to: _____ of _____ w.e.f _____

Deeds Registrar: _____



New FileNo: CON-COM-2022-606

New FileNo: MLKN 04397

New FileNo: KN2475

LKN/CON/COM/2022/606

LAND GRANTED TO MUSNAF GENERAL ENTERPRISES
AT KAFIN MAI YAKI

KIRU DISTRICT, KIRU LOCAL GOVERNMENT

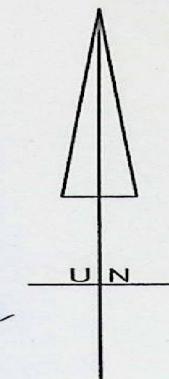
KANO STATE

SCALE = 1: 5000

50m 250 50 100 150 200m

ORIGIN - UTM ZONE 32 (MINNA DATUM)

AREA = 6.966ha



NOTE

C5375D - C5376D = 36.19m @ 348° 02'

C5380D - C5631D = 43.50m @ 341° 26'

C5631D - C5632D = 66.23m @ 263° 56'

C5632D - C5633D = 14.08m @ 348° 15'

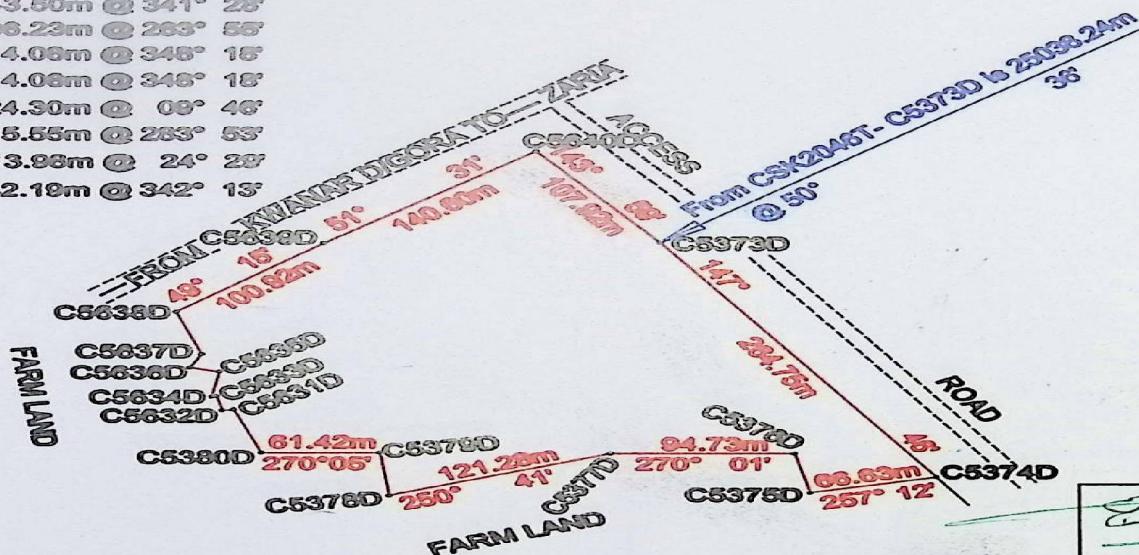
C5633D - C5634D = 14.08m @ 348° 18'

C5634D - C5635D = 24.30m @ 09° 46'

C5635D - C5636D = 15.55m @ 263° 53'

C5636D - C5637D = 13.98m @ 24° 29'

C5637D - C5638D = 42.19m @ 342° 13'



UTM Co-ordinates of C5378D

X 1266 3' 49.815 m

Y 411 8' 09.708 m

Checked by Mutto Y-kwali - Ifalashi 10/5/23

Charted by Mutto Y-kwali - Ifalashi

Passed by Mutto Y-kwali - Ifalashi 10/5/23

Computation No. LKN/CON/COM/2022/606
Plan No.

Surv. D G .Ja'en

Registration No. 1647

Date 3-5-2023

All bearings, distances, and area shown on this plan,
are computed from registered co ordinates.

This Survey lies on :-

Metric sheet _____

No _____ Scale _____

Imperial sheet _____ KABO

No 80 SW Scale 1/50000