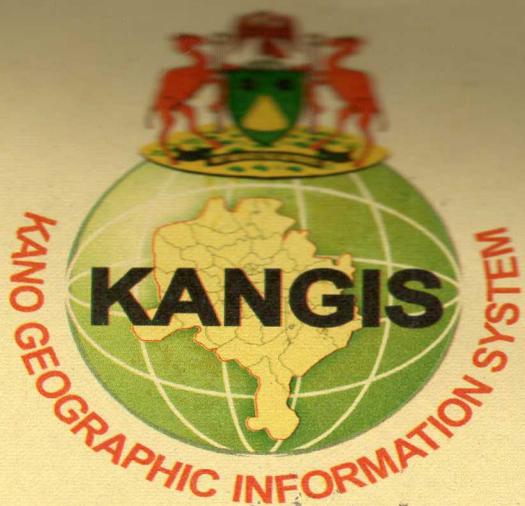


KNML 00374



RECERTIFICATION

NEW FILE NUMBER

KNML 00374

85

PLOT NUMBER

BINTA SAUTU ISAH

TITLE

Res/2012/3298

OLD FILE NUMBER

OLD FILE NUMBER

May 2019, 5-178

**KANO GEOGRAPHIC
INFORMATION SYSTEMS
RECENTIFICATION**



20/ 013465

ORIGINAL
FORM LN-07

RESIDENTIAL

KANO STATE OF NIGERIA
(The Land Use Act No. 6 of 1978)

Certificate of Occupancy No. LKN/RES/2012/3298.

RESIDENTIAL

THIS IS TO CERTIFY THAT ✓ ISYAKU UBA / ABDULLAHI ISAH. ======
Whose Address is Kofar Ruwa Quarter, Kano, Kano State of Nigeria.=====

(hereinafter called the holder which include any person defined as such in section 9(1)(c) of the Land Use Act No. 6 of 1978 entitled to a right of occupancy in and over the land described in the Schedule, and more particularly delineated in the plan annexed hereto for a term of 99 ✓

years commencing from the 8th day of November, 20 12 according to the true intent and meaning of the Land Use Act and subject to the provisions thereof and to the following special terms and conditions:

1. (1) To use the said Land only for the purpose of RESIDENCE ✓
- (2) To pay in advance without demand to the Governor, or other person appointed by him as Commissioner of Land.
 - (a) the proportion of rent at the rate of N 364.00k ✓ per annum applicable to the period (if any) from the said date of commencement to the thirty-first day of December, 20 13, within two months from the date of this certificate; and thereafter;
 - (b) the yearly rent of N 364.00k ✓ on the first day of January, in each year; and
 - (c) the revised rent as hereinafter provided.
- (3) To pay penal rent in respect of any payment made after 31st March, each year.
- (4) To pay and discharge all rates, taxes, assessments, and impositions whatsoever which shall at all time be charged, assessed, or imposed on the said land or any part thereof or any building thereon, or upon the occupier or occupiers thereof.
- (5) To pay forthwith without demand to the Governor or other person appointed by him on the issue of this certificate (if not sooner paid) all Survey fees, registration fees and other charges due in respect of the preparation and issue and registration of this certificate.

- (6) Not to start any development without the approval of such development plan by Kano State Planning Authority (hereinafter called the Kano State Planning Authority) as provided under the Planning Authority Edict No. 5 of 1976.
 - (7) Within 2 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 ₦ 1,000,000.00k) 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)
 - (a) 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.
 - (b) Not to contravene any of the provisions of the Land Use Act.
 - (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 (7) 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 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 5 years and the Governor may, as near as conveniently may be to the expiration of each period of 5 years, revise the rent and fix the sum which shall be payable for the next period of years or if less than 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 happen without 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 ₦ 364.00k

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 covenant by the holder/holders.

DATED this 09th day of February , 2013

Given under my hand the day and year above written.

Ayhanay

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

Assigned/Devolved to.....of.....w.e.f.....
*Musa Salihu 1364 Gwamnafiyar
Quarter, Kano State*

Deeds Registrar.....
Abubabakar

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

Deeds Registrar.....

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

Deeds Registrar.....

S C H E D U L E

This instrument was delivered for registration by the Examiner of Deeds

Nasini Sani Mait
of the Ministry of Land and Survey,
o'clock in the noon this 25/5
Kano State, Kano at 11:18Am
day of February, 2013

This instrument is registered as No. 296

at Page 296 in Volume 31

(Certificate of Occupancy) of the Lands Registry in the

Office at Kano

Y. K. D.

Deeds Registrar

Y. K. D.

Deeds Registrar

All that piece of Land situated at Kofar Ruwa in the Dala District of Dala Administratived Area of Kano State Consisting of 0.0182 Hectares, The Corners of which are marked on the ground by Property Beacons Nos. KAL 1415, KAL 1412, KAL 1419, and KAL 1418 And the boundaries of which are delineated by a red verge line on the attached copy of Drawing No. LPKN 670 Copied from Plan No.8 approved by, and deposited in the office of the Director Cadastral, of Kano State, and is more particularly described on the drawing as Plot No.85 Based on approved TP/KAS/261, At Kofar Ruwa, Dala Local Government Area.

* / Y.K.D/*

R. OF O. NO READING LINE

MINISTRY OF LAND AND PHYSICAL PLANNING
Kano State
Land Department

10448

Name Holder ISYAKU UBA AND ABDULLAH ISAH
PLOT NUMBER 85 TP1KA1261 LOCATION KIRUWA

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

070-54374586

3



MINISTRY OF LAND AND PHYSICAL PLANNING KANO STATE

CODE: 'LAND 1'
SERIAL NO:.....

Ros part 3298



The Honourable Commissioner,

APPLICATION FOR STATUTORY RIGHT OF OCCUPANCY RESIDENTIAL LAND

Applicant's Full Name ISLAKU UBA & ABDULLAHI TSAMI

(a) Age Adult (b) Sex M (c) Marital Status Married

(d) If married woman, give name and address of your husband _____

2. Residential Address (P. O. BOX must not be given) Kofar Anna
cf hrs Kano

3. Correspondence Address: Same as Above

4. Business Address if different from 3 above: _____

5. Nationality (indicate if naturalised) Nigerian
Icamus

If Nigerian (a) State of Origin: _____

(B) Local Government: Dala

6. Occupation: Trader

(a) Annual income 200,000

7. Have you been allocated any Residential plot before: _____

If yes state:

(1) a. Plot No: _____ b. Location: _____

c. Cert. Of Occupancy No.: _____

(2) a. Plot No: _____ b. Location: _____

c. Cert. Of Occupancy No.: _____

(3) a. Plot No: _____ b. Location: _____

c. Cert. Of Occupancy No.: _____

8. Proposed value of buildings to be created: One million
9. Application's source of Financing the building's: personal Saving

10. Type of plot/piece of land applied for (underline as appropriate)
(a) Low density: (b) Medium density (c) High density: (d) Very high density:

11. Length of Term required: 99

12. Name and Address of Local representative: Self

13. Do you own a house?
(a) Location: _____
(B) Type of building: _____

1. The application form is to be completed in triplicate and must be accompanied with
(a) Application form fee of N500.00
(b) Non refundable application fee of N5,000.00 - Low Density N3,000.00 - Medium Density N2,000.00 - High Density N1,000.00 - Very High Density
(c) Three copies of the most recent passport photograph
(d) Copy of Birth Certificate or Declaration of Age
2. Preference will be given to applicants who have not been allocated plots before.
3. Any Application based on false information is liable to rejection, and possible Prosecution of the Applicant.
4. The applicant may be invited for interview

Date: 16 = 07 = 2012

ISya Ica Ubay
Signature of Applicant

For Official Use Only

Application Fee of N 2000 has been paid on

R.C.R. No 000271901 of 17/7/12

T. C. No _____ of _____



MINISTRY OF LAND AND PHYSICAL PLANNING

KANO STATE

CODE: -KSY DEED-1
SERIAL No.

APPLICATION FOR CONSENT TO ASSIGN STATUTORY RIGHT OF OCCUPANCY

REQUIREMENTS

- * Forms-Price per set of two copies - N2,000:00
- * Non-Refundable Application Fees of N10,000:00
- * Written Consent of Title Holder
- * Tax Clearance Certificate for both the Assignee and the Assignor
- * 2 recent Passport photographs of the Assignee
- * Registration Particulars and Article of Association (in case of company)

WARNING

- * Application will not be treated without complete documents
- * It is dangerous to attach forged documents



Recent Passport photo
of the Assignee

TO: Honourable Commissioner,

1. Full Name of the Applicant: ISYAKU USA & Abdulkadir Isali
2. Residential Address: Kefow Ruwa Quarters Kano
3. Phone No.: 08030000000
4. Correspondence Address:
5. Right of Occupancy Number: RES/2012/3298
6. Purpose of Right of Occupancy: RESIDENTIAL
7. Name of Original Holder of different from the Applicant: AS Above
8. Full Name of Assignee: BINTA SALIYA ISAH
9. Residence Address: NO. 1364 Gwamnaia ① firs
10. Phone No.: 08093037002
11. Postal Address:
12. Nationality/State of Origin: Nigerian KANO STATE
13. State Whether Plot is Developed or Not Developed:
14. State of Development:
15. Amount of Consideration:

Date: 31/03/2016

Signature of Applicant:



Date: 15/05/2016

Signature of Assignee:

FOR OFFICIAL USE ONLY

A. Valuation Report

1. Description of Building

Types of Building

Office Bungalow

Duplex

Warehouse Block of Flats

Factory Building

Filling Station Others

No. of Floors

No. of Blocks

B/w

2. Stage of Development

Completed Under Construction Stage B/w

Value of Development Five hundred and forty thousand naira Only

Date: 11/08/2016 Head of Valuation B/w

B. I recommend the Application by /SYAKU USA /ABDULLAHI ISAH

The Holder/on behalf of the owner of the property covered by Right of
Occupancy No Res/12012/3298 for Consent to Assign the same Right of Occupancy
To BINTA SALIHA ISAH for consideration of
N 540,000/-

Tax Clearance Certificate ABC and all Ground Rent/Charges have been paid up to date.

Date: 31/8/2016 Head of Registration

C. Permanent Secretary:

Above application is in order and therefore forwarded for Consideration please.

Date: 31 - 08 - 2016 Deed Registrar: Mabukar

D. Honourable/ Commissioner

The application for consent to Assign recommended for your approval. Please

Date: 01 - 09 - 2016 Permanent Secretary (Signature)

E. Permanent Secretary:

APPROVAL

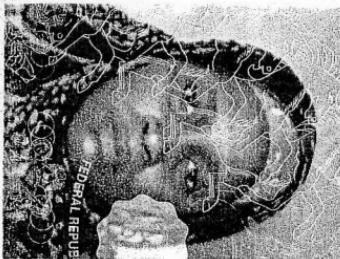
The Application is hereby:

APPROVED

NOT APPROVED

Honourable Commissioner

Date: 04 - 09 - 16



PASSPORT
PASSEPORT

FEDERAL REPUBLIC OF NIGERIA

Type / Type — Country Code / Code du pays

Country Code / Code du pays

NGA
AU5615290

AU5615290

MUSA

MUSA

Growth Names / *Chelomys*

Given Names / Hebrew

National Almanac

National Almanac

ZIGERAN

ZIGERAN

Date of Birth / Date de naissance

Date of Birth / Date de naissance

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Date of issue / Date de délivrance

Date of issue / Date de délivrance

12 APR / AVR 14
Date of Expiry / Date d'expiration

12 APR / AVR 14
Date of Expiry / Date d'expiration

B
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M



These
are to request and
require in the name of the
President and Commander-in-
Chief of the Armed Forces of the
Federal Republic of Nigeria all those
whom it may concern to allow the
bearer to pass freely without let or
hindrance and to afford him or her
every assistance and protection
of which he or she may
stand in need.

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