

THIS CERTIFICATION DOES NOT  
CURE ANY DEFECT IN TITLE  
TIME.....  
SIGNATURE.....  
LAND REGISTRY

FEES PAID ON DEED / C OF O

RECEIPT NO. 51029942 OF 23/3/23 FOR ₦ 5,625  
LR 2410011090 PART OF: .....

This is to certify that the within is the true and correct copy of:  
CERTIFICATE OF OCCUPANCY

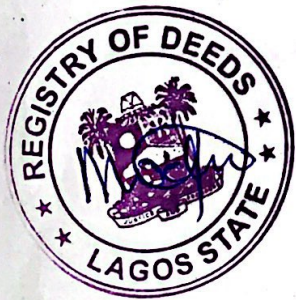
Dated this 4TH day of MAY 20 07

and registered as No 93

On Page 93 In Volume 20079 of the

Register of Deed Kept at the Lagos State Land Registry, Lagos, Nigeria.

OLUMEGBOM AJAH CHIEFTAINCY FAMILY  
PROPERTY INVESTMENT COMPANY LIMITED



*[Handwritten Signature]*  
REGISTRAR OF TITLES  
23/3/2023





**Certificate  
of  
Occupancy**

Under the Land Use Act No. 6 of 1978  
and the Land Use Regulations, 1980

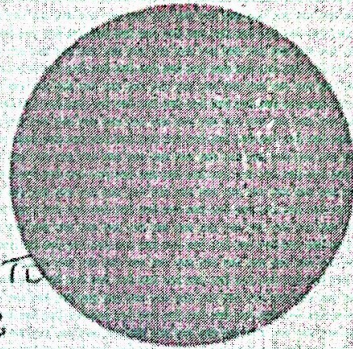
**This is to certify that**

**LAGOS STATE CERTIFICATE OF  
OCCUPANCY**

No. 93/93/2007 <sup>Q</sup>

(Description and Location of the Land)

OCEAN VIEW SCHEME ADJACENT TO  
OLIMEGBON FAMILY LAND PARCEL B  
EILUSA AREA OF LAGOS STATE  
AREA: - 450.756 HECTARES



is hereby issued by the Governor of the Lagos  
State of Nigeria to:

NAME: OLIMEGBON AJAH CHEIKHANEY FAMILY PROPERTY  
AND INVESTMENTS COMPANY LIMITED

ADDRESS: 6, OLIMEGBON STREET, ISALE-EKO  
LAGOS

OCCUPATION: .....

and has been registered as NUMBER 93

AT PAGE 93 IN VOLUME 2007 <sup>Q</sup>

of the Lagos State of Nigeria Land Registry Office, Ikeja

DATED THIS 4TH DAY OF MAY 2007



This Certificate of Occupancy was examined and (where necessary) made to correspond with the register on the following dates:

Date	Office Stamp	Date	Office Stamp

**NOTICE**

This Certificate of Occupancy may be sent at any time to the Lagos State Lands Registry to be officially examined and (where necessary) made to correspond with the register.



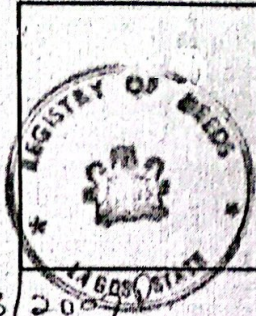
LAND USE ACT 1978  
(No. 6 of 1978)

LAND USE REGULATIONS 1981  
FIRST SCHEDULE

FORM C

Regulation 2

LAGOS STATE GOVERNMENT  
CERTIFICATE OF OCCUPANCY



Certificate of Occupancy No. 93/93/2007

THIS IS TO CERTIFY THAT in exercise of the powers conferred on the Governor of Lagos State of Nigeria by Sections 5, 9 and 10 of the Land Use Act No. 6 of 1978 (hereinafter referred to as "the Act") and of all other powers enabling him in that behalf OLUMEGBON AJAH CHIEFTAINCY FAMILY PROPERTY AND INVESTMENTS COMPANY LIMITED. of 6, OLUMEGBON STREET, ISALE EKO, LAGOS.

(hereinafter called "the \*holder/holders" which term shall include any person defined as such in section 50(1) of the Act) \*is/are entitled to the \*Statutory/ Customary Right of Occupancy No. 93/93/2007 dated 4TH day of MAY 2007

WHEREAS:

\*In exercise of the powers conferred on the Governor of Lagos State of Nigeria under section 5(1) (a) of the Act, the Governor granted to the \*holder/holders a Statutory Right of Occupancy under the said Statutory Right of Occupancy No. in and over the said land described in the Schedule HERETO and more particularly delineated in the Plan No. LS/D/1A1826 annexed hereto TO HOLD the same to \*his/their use for MIXED DEVELOPMENT purpose only for a term of NINETY NINE (99) years commencing from the 1ST day of JANUARY 2007 according to the true intent and meaning of the Act any modification, amendment or re-enactment thereof and any regulation made thereunder and subject to the provisions thereof and to the following special terms and conditions:

\*In exercise of the powers conferred upon the Local Government Council under section 6(1) (a) and (b) of the Act, the Local Government Council granted to the \*holder/holders a Customary Right of Occupancy under the said Customary Right of Occupancy No. in and over the land described in the Schedule hereto and more particularly delineated in the Plan No. annexed hereto TO HOLD the same to \*his/their use for purpose only for a term of years commencing from the day of 200 according to the true intent and meaning of the Act, any modification, amendment or re-enactment thereof and any regulation made thereunder and subject to the provisions thereof and to the following special terms and conditions:

FOR REGISTRATION ONLY

DULY STAMPED  
REGISTRY OF DEEDS  
LAGOS STATE  
DATE 9/5/07

Verify That This Documents  
is a Copy of an Original Instruments  
Which Duty of M... has been  
paid and That This is for Registration  
only  
Commissioner of Stamp Duties  
Lagos State Government



\*The Governor having been satisfied that under a deed of \*assignment/conveyance/lease/sublease dated the..... day of..... 200..... and registered as No..... at page..... in Volume..... in the Lands Registry at..... the \* assignment (freehold/lease/sublease was previously vested in the \*holder/holders and that under \*section 34(1), (2) and (3), sections 34 (5) (a), (6) (a) and 9 of the Act, the \*holder/holders \*is/are deemed to be the \*holder/holders of a Statutory Right of Occupancy now granted under the said Statutory Right of Occupancy No..... in and over the land described in the Schedule hereto and more particularly delineated in the Plan No..... annexed hereto TO HOLD the same to \*his/their use for..... purpose only for a term of..... (.....) years commencing from the..... day of..... 200..... according to the true intent and meaning of the Act, any modification, amendment or re-enactment thereof and any regulation made thereunder and subject to the provisions thereof and to the following special terms and conditions:

\*The Governor having been satisfied that by.....

a land was previously vested in the \*holder/holders and that under \*section 34 (1), (2) and (3), sections 34 (5) (a), (6) (a) and 9 of the Act, the \*holder/holders \*is/are deemed to be the \*holder/holders of a Statutory Right of Occupancy now granted under the said Statutory Right of Occupancy No..... in and over the land described in the Schedule hereto and more particularly delineated in the Plan No..... annexed hereto TO HOLD the same to \*his/their use for..... purpose only for a term of..... (.....) years commencing from the..... day of..... 200..... according to the true intent and meaning of the Act, any modification, amendment or re-enactment thereof and any regulation made thereunder and subject to the provisions thereof and to the following special terms and conditions.

1. —(1) To pay in advance without demand to the Governor or other person appointed by the Governor:

- (a) the yearly rent of N 4,507,560.00 on the first day of..... JANUARY..... each year;
- (b) the revised rent as hereafter provided; and
- (c).....

(2) To pay and discharge all rates, taxes, assessments, outgoings and other impositions whatsoever which shall at any time be charged, assessed, or imposed on the said land or any part thereof or any building thereon, or upon the \*occupier/occupiers thereof.

(3) To pay forthwith without demand to the Governor or other person appointed by the Governor on the issue of this Certificate (if not sooner paid) all survey fees and other charges due in respect of the preparation and issue and registration of this Certificate.

(4) To maintain in substantial repair all land marks by which the boundaries of the said land are defined.

\* (5)—(a) 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 or to be approved by the Governor or other officer appointed by the Governor such buildings or other works to be of the value of not less than N 100,000,000.00

(ONE HUNDRED MILLION Naira ONLY.....) or such a value as will bring the total value of all structures on the land to N.....

and to be erected and completed in accordance with such plans and to the satisfaction of the Governor or any officer appointed by the Governor.





LAGOS STATE  
ETI-OSA LOCAL GOVT AREA  
AJAH  
ORIGIN:- U.T.M (ZONE 31)  
PLAN NO LS/D/LA 1626

GOVT. LAND ALLOCATION  
AREA:- 450.756 HECTS.

LEKKI PENINSULA SUB REGION SCHEME  
BLOCK 'E'  
LS/D/LA 897

SANGOTEDO  
LS/D/LA 898

OCEAN VIEW SCHEME

WINLADE VILL.

MOPC OHIBEJU VILLAGE

SCALE: 1:10,000



CERTIFIED TRUE COPY  
*[Signature]*  
REGISTRAR OF TITLE



(b) The Governor may extend the time prescribed by subclause (5)(a) hereof after the \*holder/holders \*has/have given a satisfactory explanation about \*his/their failure to develop the said land within the prescribed period of two years.

(6) To observe and comply with all terms, covenants and conditions implied by virtue of the State Lands Law Cap. 130 Laws of Lagos State of Nigeria and any amendment, regulation for the time being in force under the said Law.

(7) Not to assign until after the expiration of ten years from the date of grant of this Certificate of Occupancy and in the event of any assignment being sought within the period specified herein, the first offer of such assignment shall be made to the Governor or any person appointed by the Governor.

(8) Where the \*holder/holders \*has/have applied for consent to assign, mortgage, transfer of possession, sublease or otherwise of any property erected on the said land the Governor may insist that the open market value shall be reflected on the instrument of assignment or transfer, as the case may be, as a condition precedent to the grant of consent to the transaction.

(9) To maintain in good and substantial repair to the satisfaction of the Governor or any officer appointed by the Governor all buildings on the said land whether now erected or to be erected in pursuance of subclause (5) hereof.

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

(11) To conform to all rules laid down from time to time in regard to the location of buildings and town planning regulations.

(12) 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 and not to make or permit to be made any addition or alteration to the said buildings to be erected in accordance with plans and specifications approved by the Governor or other officer appointed in that behalf.

(13).— (a) Not to alienate the Right of Occupancy hereby granted or any part thereof by assignment, mortgage, transfer of possession, sublease or otherwise howsoever without the prior written consent of the Governor or in other cases without the approval of the appropriate Local Government Council;

(b) Where a Right of Occupancy has been revoked by the Governor or a public officer duly authorised by him in that behalf for overriding public interest or a breach of any term contained in any Certificate of Occupancy or a refusal or neglect to accept and pay for a Certificate of Occupancy which was issued in evidence of a Right of Occupancy but has been cancelled by the Governor under sub-section 3 of section 9 of the Act, compensation shall be payable on such revocation of a Right of Occupancy in appropriate and special cases in accordance with the provisions of the Act.

(14) To use the said land only for the purpose of MIXED DEVELOPMENT.....

**2. PROVIDED ALWAYS AND IT IS HEREBY AGREED AS FOLLOWS:**

(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.....  
(...5...) years and the Governor may, as near as conveniently may be to the expiration of each period of FIVE..... (5...) years, revise the rent and fix the sum which shall be payable for the next period of FIVE.....  
(5...) years or, if less than FIVE..... (5...) years of the term shall remain, for the remainder of the term. If the Governor shall so revise the rent, he shall cause a notice in writing to be sent to the \*holder/holders informing \*him/they 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, without further demand pay to the Governor, or other person appointed by the Governor, 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 the Governor in lieu of the said yearly rent of N. 4,507,560.00 (FOUR MILLION FIVE HUNDRED AND SEVEN THOUSAND FIVE HUNDRED AND SIXTY NAIRA ONLY).

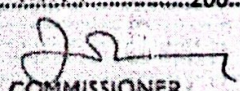
such revised rent as may for the time being be payable in respect of the said land.

\*(2) If the yearly rent 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 \*occupier's/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 enter into and upon the said land, or any part thereof in the name of the whole to re-enter and the same to have again re-possess and enjoy as in his former estate.

### SCHEDULE

All that piece of land situated at OCEAN VIEW SCHEME ADJACENT TO OLUMEGBON FAMILY LAND PARCEL B IN ETI OSA LOCAL GOVERNMENT AREA OF LAGOS STATE CONTAINING AN AREA OF APPROXIMATELY 450.756 HECTARES (4,507,560 SQUARE METRES) MORE PARTICULARLY DELINEATED AND SHOWN VERGED 'RED' ON SURVEY PLAN NO LS/D/LA1826

Given under my hand, this 11 day of MAY 2007

  
HON. COMMISSIONER  
FOR LANDS  
LAGOS STATE  
On Behalf of-

.....  
Governor of Lagos State of Nigeria

\*Delete whichever is inapplicable.

LSPC 057/22000/10,000



FOR REGISTRATION SEE LETTER REF NO L4/01/VOL 111  
OF 9<sup>TH</sup> MAY 2007 FROM LUAC

THIS INSTRUMENT WAS DELIVERED TO ME FOR  
SIGNATURE BY OLIVER OBIAS OJI  
OF OLIVER OBIAS OJI  
AT 10:00 AM ON THE 9<sup>TH</sup> MAY 2007  
IN THE PRESENCE OF  
A. A. A.  
DEPUTY ASST. REGISTRAR

STANNEY FAMILY PROPERTY AND  
INVESTMENTS COMPANY LIMITED



REGISTRATION FEE - 1000.00

THIS INSTRUMENT IS REGISTERED AS 93  
AT PAGE 93 IN VOLUME 2007 OF THE  
LAND REGISTER IN THE OFFICE AT LAGOS.

A. A. A.  
DEPUTY ASST. REGISTRAR

CERTIFIED TRUE COPY  
A. A. A.  
DEPUTY ASST. REGISTRAR

CERTIFIED TRUE COPY  
REGISTRAR OF TITLE