

8/8/1999

LAGOS STATE GOVERNMENT



45576135/YDGLLUEJ
Tuesday August 4, 2020

REVENUE RECEIPT

Lagos State Government
LSG Lands Bureau
<https://lagos.ebs-rcm.com/>



SMS: 0809-113-3778; 0809-114-4778; 07080112233; 07080445566

PAYMENT DETAILS	Your Payer ID Is <C-1081484>	AssessRef: 10814841-8072624-589>
Payer	LAGS LAND REGISTRY OFFICE / <C-1081484/> <C-1081484>	
Address	1, ALAUSA, IKEJA LAGOS	
Amount	NGN 5,625.00 (Five thousand six hundred and twenty-five naira only)	
Agency -- Rev Code	23004/Lands Bureau - 32355/Registration and Conveyancing Fee // <cash> 2020 //	
Payment Details	< // Paid at Polaris // Assessment 4030010449 // Teller: 10814841-8072624-589 of Aug 4 2020 12: into Polaris - Consolidated Revenue Account - 4030010449 > 45576135/YDGLLUEJ // 2076BG63/00020000923/2020/804 //	
Exec chairman (LIRS)	<i>Ayo Subair</i>	

LAGOS STATE GOVERNMENT
LANDS BUREAU
45576135/YDGLLUEJ
19 2020

Posted By SKYE VIRTUAL TELLER of Polaris; Printed: Aug 5 2020

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Co. Ltd.

Receiving Officer
(Official Stamp & Date)

An applicant is required to fill this form 5 in Line with Sec. 23 of the Lands Registry Law 2015.



[Signature]
REGISTRAR OF TITLES

[Signature]

THIS CERTIFICATION DOES NOT
CURE ANY DEFECT IN TITLE
TIME
SIGNATURE *[Signature]*
LAND REGISTRY

FEES PAID ON DEED/C OF O

RECEIPT NO. 45576135 OF 4/8/2020 FOR N. 5,625.00
LR. 24/vol. 1032 PART OF

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

Certificate of Occupancy

Dated this 16th day of April 20 1999

and registered as No. 8

On page 8 in Volume 1999 of the

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

Ajayi Apata Property & Investment Co. Ltd.



[Signature]
REGISTRAR OF TITLES

6/8/2020

11

Assignment dated 1/9/2008 49 UC 2/2/2008

See Assignment dated 10/10/08 UC 1/6/2/4/1

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 8/8/1999

(Description And Location of the Land)

LEKKI PENINSULA SUB-REG
SANQUATEDO IN ETI OSA
OF LAGOS STATE
AREA - 250.056 HECTARES

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

NAME AJAYI APATA PROPERTY AND INVESTMENT COMPANY LIMITED

ADDRESS 316 OKANLAWON AJAYI STREET AND CE AJAYI MASHA STREET SURULERE LAGOS STATE

OCCUPATION

and has been registered as NUMBER 8
AT PAGE 8 IN VOLUME 1999

of the Lagos State of Nigeria Land Registry Office, Ikeja

DATED THIS 16th DAY OF APRIL 19 99

Subject to the satisfactory compliance by the Developer with Clauses 2, 3, 4, 5, 6 and 7 of the Agreement dated 7TH day of JANUARY 1998 between the Lagos State Government and the Developer and the provisions of Regulation 14 at the Town and Country Planning (Governing Conditions for the Development of Estates by Private Developers) Regulations Cap. 188 Laws of Lagos State of Nigeria 1994 the holder is granted a Statutory Right of Occupancy this day of 19TH In and over the land described in the Schedule hereto and more particularly delineated in the Plan No. annexed hereto TO HOLD the same for comprehensive Housing Development purpose/site and service scheme only for a term of 99 (ninety-nine) years commencing from the date of this agreement and in accordance with the Town and Country Planning (Governing Conditions for Development of Estates by Private Developer) regulation 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 ₦25,000.00/hectare on the first day of January of each year;
 - (b) the revised rent every 10 years as hereafter provided; and
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 ten years from the date of the commencement of this Right of Occupancy to develop all the requirements under the comprehensive Housing/sites and services development schemes and also undertake exclusively the actual development, of the plots therein in accordance with the agreement dated 7TH day of JANUARY 19⁹⁸ between the Government and the Development within 12 months of the date of allocation of the land described herein, and
 - (b) The Governor may extend the time prescribed by subclause (5) (a) hereof

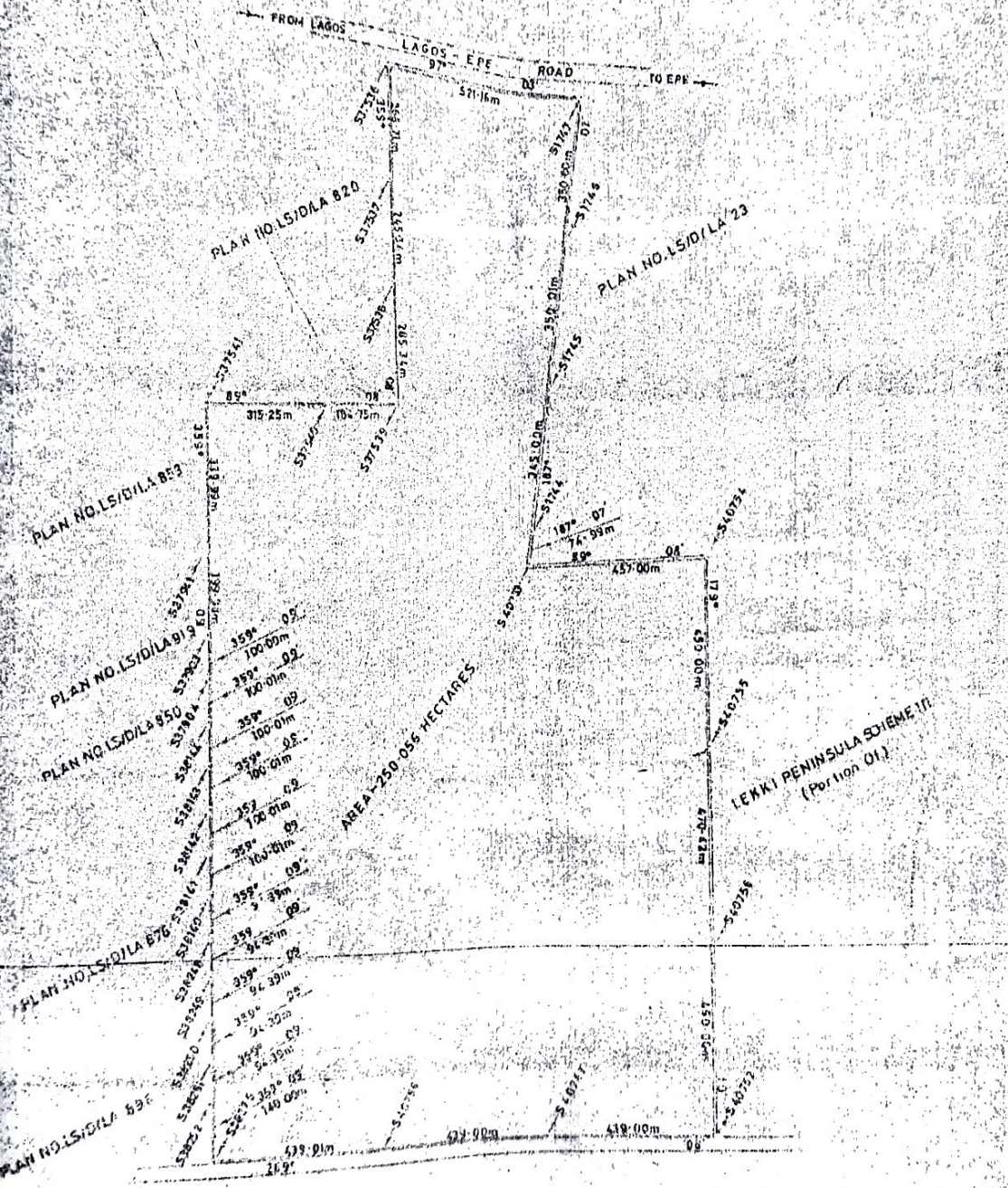
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See Assign dtd 21/2/07 Regd as 100/100/07
 18/02/2011 Regd as 25/25/11
 28/10/11
 2384
 876811

CERTIFIED TRUE COPY

LAGOS STATE
 ETI-OSA LOCAL GOVT AREA
 SANGOTEDO
 ORIGIN - U.T.M. (ZONE 31)
 PLAN NO. LS/D/LA 992

LEKKI PENINSULA SUB-REGION
 GOVT. LAND ALLOCATION

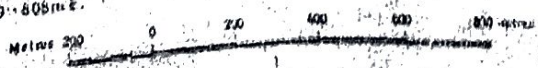


VACANT LAND

CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF TITLE

NOTE: ALL 'S' PILLARS ARE PREFIXED 'PM'
 537536 - 714973 - 531m N, 571904 - 672m E.
 537541 - 714166 - 656m N, 571416 - 505m E.
 538275 - 712414 - 897m N, 571442 - 947m E.
 540754 - 713805 - 124m N, 572739 - 963m E.
 540757 - 712434 - 854m N, 572759 - 808m E.

SCALE - 1:10000



[Signature]
 Registrar General
 Lagos State

15/10/97

TRACING NO. LS/D/LA 992

CERTIFIED TRUE COPY

Alden 6/8/2020
REGISTRAR OF TITLE

- after the *holder* has given a satisfactory explanation about *his failure to develop the said land within the development period of ten years.
- To observe and comply with all terms, covenants and conditions implied by the State Lands Law Cap. 130 Laws of Lagos State of Nigeria and any regulation for the time being in force under the said Law.
- Not to assign until after the satisfactory completion of the site and services/Intensive Housing Development in accordance with the Agreement between Government and the Developer.
- Where the *holder* has applied for consent to assign, mortgage, transfer of lease, sublease or otherwise of any property erected on the said land the Government 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.
- To maintain in good and substantial repair to the satisfaction of the Government or any officer appointed by the Governor all buildings on the said land now erected or to be erected in pursuance of subclause (5) hereof.
- To clear and keep clear the said land of stagnant water, long grass, rank 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 purposes to do and execute all such acts and works as the Governor or any officer authorised in that behalf may reasonably require.
- To conform to all rules laid down from time to time in regard to the location of buildings and Town Planning Regulation.
- 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 buildings to be erected in accordance with plans and specifications approved by the Governor or other officer appointed in that behalf.
- (a) Not to alienate the Right of Occupancy hereby granted or any part thereof by assignment, mortgage, transfer of possession, sublease or otherwise to any person other than the Military Administrator without the prior written consent of the Military Administrator.
- To use the said land only for the purpose of... PRIVATE ESTATE DEVELOPER

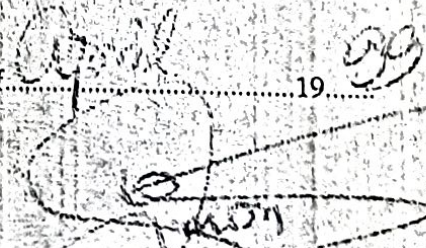
PROVIDED ALWAYS AND IT IS HEREBY AGREED AS FOLLOWS:
In the event there shall be any breach of the conditions of this Certificate of Occupancy or any agreement entered into between the Government and the Developer in respect of the land and described hereunder, then and in any of the said causes it shall 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 repossess and enjoy as in his former estate.

SCHEDULE

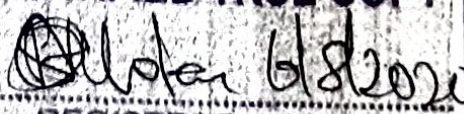
All that piece of land situated at Lekki Peninsula Sub-Region known and referred to as "Sangotedo" in Eti-Osa Area of Lagos State of Nigeria containing an area of approximately 250.056 Hectares more particularly delineated and shown verged "RED" on Survey Plan No. LS/D/LA.992 annexed hereto.

Given under my hand, this 16th day of April, 1999


Military Administrator of
Lagos State of Nigeria

* Delete whichever is inapplicable.

LSPC 401/798/250

CERTIFIED TRUE COPY

REGISTRAR OF TITLE

SECRET
CLASSIFICATION

SECRET

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