



0000220

FEDERAL REPUBLIC OF NIGERIA
FEDERAL CAPITAL TERRITORY ADMINISTRATION
DEPARTMENT OF LAND ADMINISTRATION
OFFER OF STATUTORY RIGHT OF OCCUPANCY

Name: RADCOM NIGERIA LIMITED
Address: 32 YAKUBU GOWON CRESCENT, ASOKORO, ABUJA, FCT, NIGERIA
New File Number: MISC 155981
Old File Number: -
R-of-O Date: 01/11/2024

I am directed to convey the approval of the Minister of Federal Capital Territory for grant of a Right of Occupancy in respect of Plot No.: **1659** having an area of approximately **118.52Ha** in Cadastral Zone **E09** of **LUGBE SOUTH** on the following terms and conditions:

(i) Premium:	N	500.00/m²
(ii) Rent Per Annum:	N	15.00/m²
(iii) Improvement Value:	NOT LESS THAN FIVE MILLION NAIRA	
(iv) Purpose:	RESIDENTIAL (PRIV. HOUSING ESTATE)	
(v) Lease Term:	99 YEARS	
(vi) Rent Revision:	EVERY FIVE YEARS	

- (2) Furthermore, the following terms and conditions shall, in addition to other terms and conditions of grant, be included in the Certificate of Occupancy evidencing the grant of this Right of Occupancy:
- Within three (3) years from the date of the commencement of this Right of Occupancy to erect and complete on the said plot buildings and other works that conform with the purpose for which the plot is granted and that is approved by the Federal Capital Development Authority or any other Agency/Department empowered to do so.
 - Not to erect or build or permit to be erected or built on the said plot any buildings other than those permitted to be erected by virtue of the land use provisions, or make or permit to be made additions or alterations to the said buildings to be erected or buildings already erected on the plot except in accordance with plans and specifications approved by the Federal Capital Development Authority or any other Agency/Department empowered to do so.
 - Not to alienate the Right of Occupancy hereby granted or any part thereof by sale, assignment, mortgage, transfer of possession, sublease or bequest, or otherwise howsoever without the full payment of the fees hereby prescribed.
 - Not to alienate the Right of Occupancy hereby granted or any part thereof by sale, assignment, mortgage, transfer of possession, sub-division, sublease or bequest, or otherwise howsoever without the prior consent of the Minister of the Federal Capital Territory first had and obtained.
 - The Minister of the Federal Capital Territory or any public officer duly authorised by the Minister shall have the power to enter upon and inspect the land comprised in this Right of Occupancy or any improvements thereon at any reasonable hours during the day and the occupier shall permit and give free access to the Minister or any such officer to enter upon and so inspect.
- (3) A breach or failure to comply with any or all of the terms and conditions stated herein shall render this Right of Occupancy liable for revocation.
- (4) This Right of Occupancy shall commence on the date of Acceptance as signified by you in writing and shall be within two months from the date of this Right of Occupancy.
- (5) You would also be required to pay other fees and charges at a rate to be determined for the survey, preparation and execution of the Certificate of Occupancy, and for building plan and other approvals.

Yours faithfully,

Chijioke Nwankwoeze
Director, Land Administration
for: Minister, Federal Capital Territory

DEPARTMENT OF LAND ADMINISTRATION, 4 PEACE DRIVE, CENTRAL AREA, ABUJA, FCT, NIGERIA



SITEPLAN

SHOWING PLOT: LUGBE SOUTH / E09 / 1659

Official Use

for Fileno MISC 155981

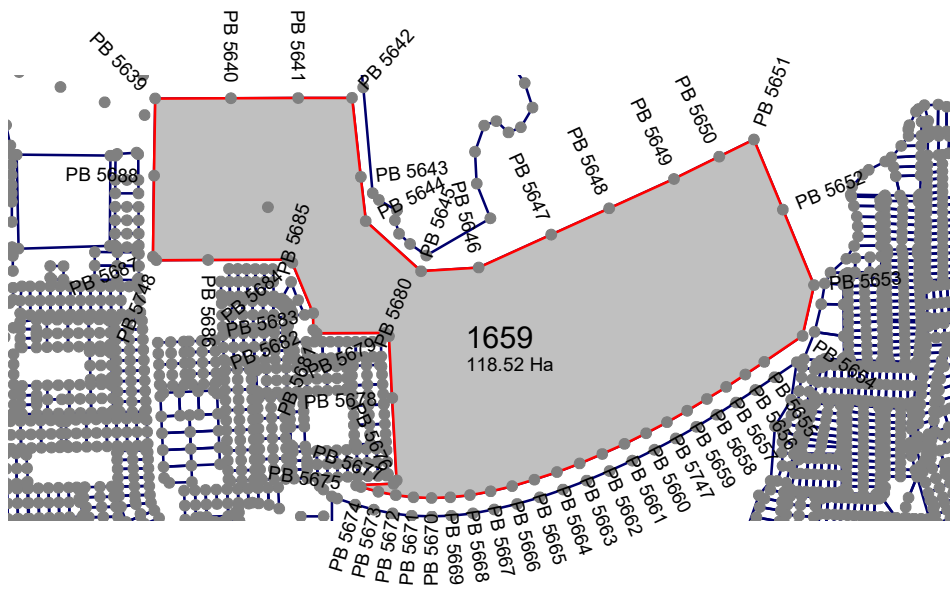
old Plotno

Landuse Information

General Landuse: RESIDENTIAL

Detailed Landuse: MEDIUM DENSITY

Purpose: PRIV. HOUSING ESTATE



SCALE: 1:22500

BEACON No.			DIST	BEARING
FROM PB5668	TO PB5669	=	58.80m AT	263° 35'
FROM PB5669	TO PB5670	=	55.84m AT	287° 50'
FROM PB5670	TO PB5671	=	53.88m AT	272° 17'
FROM PB5671	TO PB5672	=	52.91m AT	276° 47'
FROM PB5672	TO PB5673	=	52.91m AT	281° 7'
FROM PB5673	TO PB5674	=	53.80m AT	285° 8'
FROM PB5674	TO PB5675	=	14.95m AT	288° 40'
FROM PB5675	TO PB5676	=	111.34m AT	87° 36'
FROM PB5676	TO PB5677	=	14.12m AT	42° 31'
FROM PB5677	TO PB5678	=	245.62m AT	356° 54'
FROM PB5678	TO PB5679	=	183.85m AT	356° 54'
FROM PB5679	TO PB5680	=	14.48m AT	313° 17'
FROM PB5680	TO PB5681	=	204.57m AT	269° 41'
FROM PB5681	TO PB5682	=	14.14m AT	314° 41'
FROM PB5682	TO PB5683	=	49.70m AT	359° 41'
FROM PB5683	TO PB5684	=	162.34m AT	337° 32'
FROM PB5684	TO PB5685	=	16.61m AT	303° 41'
FROM PB5685	TO PB5686	=	236.85m AT	269° 49'
FROM PB5686	TO PB5748	=	154.03m AT	269° 49'
FROM PB5748	TO PB5687	=	14.02m AT	315° 19'
FROM PB5687	TO PB5688	=	241.34m AT	0° 48'
FROM PB5688	TO PB5639	=	229.65m AT	0° 48'
FROM PB5639	TO PB5640	=	225.36m AT	89° 50'
FROM PB5640	TO PB5641	=	200.14m AT	89° 50'
FROM PB5641	TO PB5642	=	160.27m AT	89° 50'
FROM PB5642	TO PB5643	=	236.54m AT	173° 39'
FROM PB5643	TO PB5644	=	132.46m AT	173° 39'
FROM PB5644	TO PB5645	=	221.94m AT	132° 12'
FROM PB5645	TO PB5646	=	171.95m AT	86° 18'
FROM PB5646	TO PB5647	=	236.88m AT	65° 36'
FROM PB5647	TO PB5648	=	189.36m AT	65° 36'
FROM PB5648	TO PB5649	=	211.56m AT	65° 36'
FROM PB5649	TO PB5650	=	150.36m AT	63° 46'
FROM PB5650	TO PB5651	=	114.96m AT	63° 46'
FROM PB5651	TO PB5652	=	225.69m AT	157° 34'

BEACON No.			DIST	BEARING
FROM PB5652	TO PB5653	=	242.82m AT	157° 34'
FROM PB5653	TO PB5654	=	154.73m AT	192° 38'
FROM PB5654	TO PB5655	=	137.89m AT	235° 50'
FROM PB5655	TO PB5656	=	67.96m AT	236° 21'
FROM PB5656	TO PB5657	=	67.69m AT	237° 2'
FROM PB5657	TO PB5658	=	67.78m AT	237° 58'
FROM PB5658	TO PB5659	=	68.22m AT	239° 8'
FROM PB5659	TO PB5747	=	69.05m AT	240° 31'
FROM PB5747	TO PB5660	=	70.28m AT	242° 5'
FROM PB5660	TO PB5661	=	71.76m AT	243° 47'
FROM PB5661	TO PB5662	=	72.69m AT	245° 31'
FROM PB5662	TO PB5663	=	72.85m AT	247° 19'
FROM PB5663	TO PB5664	=	72.25m AT	249° 15'
FROM PB5664	TO PB5665	=	70.89m AT	251° 22'
FROM PB5665	TO PB5666	=	68.79m AT	253° 45'
FROM PB5666	TO PB5667	=	65.99m AT	256° 30'
FROM PB5667	TO PB5668	=	62.53m AT	259° 44'

NOTE:

FULL BEACON NUMBER FCT E09 PB 5652
COORDINATE SYSTEM UTM ZONE 32N

CADASTRAL MAP 1:5000

314/984	316/984
---	---