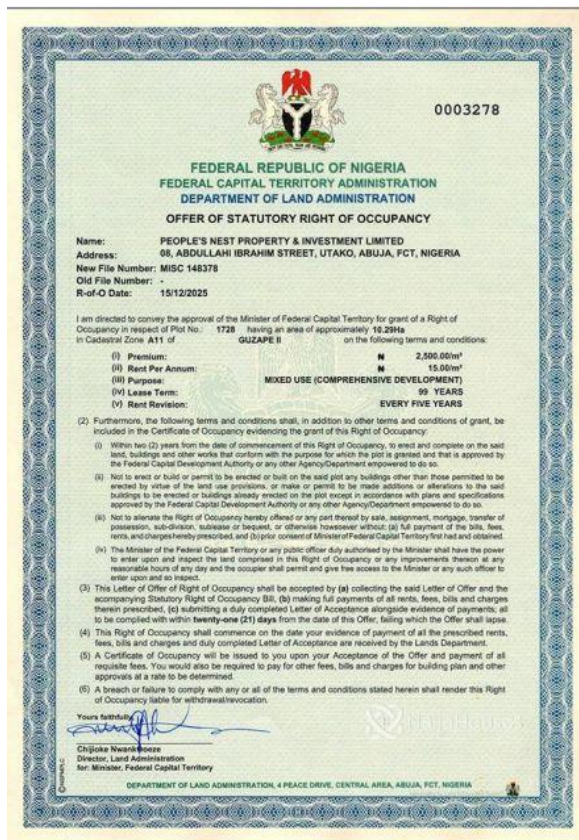


Guzape 2, Abuja, Abuja FCT



0003278

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

Name: **PEOPLE'S NEST PROPERTY & INVESTMENT LIMITED**
Address: **58, ABDULLAHI IBRAHIM STREET, UTAKO, ABUJA, FCT, NIGERIA**
New File Number: **MISC 148378**
Old File Number: **-**
R-of-O Date: **15/12/2025**

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. **1728** having an area of approximately **10.29Ha** on the following terms and conditions:
In Cadastral Zone **A11** of **GUZAPE II**

(i) Premium: **N 2,500.00/m²**
(ii) Rent Per Annum: **N 15.00/m²**
(iii) Purpose: **MIXED USE (COMPREHENSIVE DEVELOPMENT)**
(iv) Lease Term: **99 YEARS**
(v) 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:

(i) Within two (2) years from the date of commencement of this Right of Occupancy, to erect and complete on the said land, 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.

(ii) 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.

(iii) Not to alienate the Right of Occupancy hereby offered or any part thereof by sale, assignment, mortgage, transfer of possession, sub-division, lease or bequest, or otherwise howsoever without (a) full payment of the bills, fees, rents, and charges hereby prescribed, and (b) prior consent of Minister of Federal Capital Territory first had and obtained.

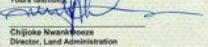
(iv) The Minister of the Federal Capital Territory or any public officer duly authorized by the Minister shall have the power to enter upon and inspect the land comprised in this Right of Occupancy or any improvements thereon at any reasonable hours of any day and the occupier shall permit and give free access to the Minister or any such officer to enter upon and so inspect.

(3) This Letter of Offer of Right of Occupancy shall be accepted by (a) collecting the said Letter of Offer and the accompanying Statutory Right of Occupancy Bill, (b) making full payments of all rents, fees, bills and charges therein prescribed, (c) submitting a duly completed Letter of Acceptance alongside evidence of payments, all to be complied with within **twenty-one (21) days** from the date of this Offer, failing which the Offer shall lapse.

(4) This Right of Occupancy shall commence on the date your evidence of payment of all the prescribed rents, fees, bills and charges and duly completed Letter of Acceptance are received by the Lands Department.

(5) A Certificate of Occupancy will be issued to you upon your Acceptance of the Offer and payment of all requisite fees. You would also be required to pay for other fees, bills and charges for building plan and other approvals at a rate to be determined.

(6) 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 withdrawal/revocation.

Yours faithfully,

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

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

Guzape 2, Abuja, Abuja FCT

NGN 2,500,000,000.00

Japhet Raishiwe

Nigeria

Mobile: 07056144444

Office:

Fax:

japhet.raishiwe@themlsproperties.com



Property Details



Category **For
Sale**



Status **Active**



Price/Sq Ft ₦



On
naijahouses.com
7 days



Type **Land**



Built

10.29 hectares of mixed use
(comprehensive development) land
in Guzape 2, a good opportunity to
grab for investors
Paper title: R of O



Property Summary

Features

No Records Found



Property ID:	P1659309238
Category:	For Sale
Market Status:	Active
Listed Price:	25000000000
Year Built:	
Property Size:	Sq m
Building Size:	Sq m
Lot Size:	Sq m
Price per Sq. Meter:	
Bedroom:	0
Bathroom:	
Toilets:	
Parking:	
Service Fee:	
Other Fee:	
Tax Per Annum:	
Insurance Per Annum:	
HOA Per Annum:	

Active Properties Nearby

Address	No. of Bedroom	No. of Bathroom	Price	Lot Size	Distance
This Home : Guzape 2, Abuja, Abuja FCT	0		25000000000		0

Sold Properties Nearby

Address	No. of Bedroom	No. of Bathroom	Price	Lot Size	Distance
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No Records Found

Average Prices Nearby Active

Month	Average Price	Maximum Price	Minimum Price	Total No of Properties
No Records Found				

Average Prices Nearby Sold

Month	Average Price	Maximum Price	Minimum Price	Total No of Properties
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No Records Found

