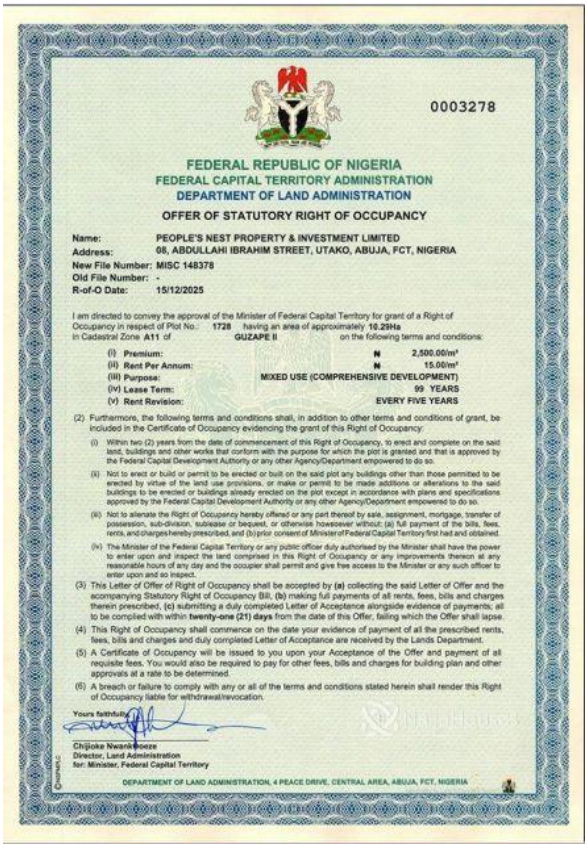
Guzape 2, Abuja, Abuja FCT



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: 08, 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 in Cadastral Zone A11 of GUZAPE II on the following terms and conditions:

(i) Premium: ₦ 2,500.00/m²
(ii) Rent Per Annum: ₦ 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, sublease 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 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 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 Nwankpoeze
Director, Land Administration
for: Minister, Federal Capital Territory

DEPARTMENT OF LAND ADMINISTRATION, 4 PEACE 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

This report has been prepared based on information furnished by sources deemed reliable , however no representation or warranty , either expressed or implied , is made to its accuracy.

Property Details

Category **For Sale**	Status **Active**	Price/Sq Ft ₦	On naijahouses.com **306 days**	Type **Land**	Built

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

This report has been prepared based on information furnished by sources deemed reliable , however no representation or warranty , either expressed or implied , is made to its accuracy.

NaijaHouses

Property Summary



Features

No Records Found

Property ID:	P1659309238
Category:	For Sale
Market Status:	Active
Listed Price:	2500000000
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:	

This report has been prepared based on information furnished by sources deemed reliable , however no representation or warranty , either expressed or implied , is made to its accuracy.

NaijaHouses

Active Properties Nearby

Address	No. of Bedroom	No. of Bathroom	Price	Lot Size	Distance
This Home : Guzape 2, Abuja, Abuja FCT	0		2500000000		0
Guzape 2, Abuja, Abuja FCT	0		2500000000		0Km
Guzape 2, Guzape, Abuja, Abuja FCT	5	5	54000000	400	0Km
Guzape 2, Guzape, Abuja, Abuja FCT	4	5	22000000	350	0Km
Guzape-2, Abuja, Abuja FCT	0		8000000	250	0Km
guzape 2, Guzape, Abuja, Abuja FCT			25000000	500	0Km
Guzape 2, phaes 2, Guzape, Abuja, Abuja FCT			11000000	500	0Km
Guzape2, Abuja, Abuja FCT	4		10000000	400	0Km
Guzape 2, Abuja, Abuja FCT	4		12000000	500	0Km
Beside earthpoint, Abuja, Abuja FCT	5		40000000		0.3Km
estate, Guzape, Abuja, Abuja FCT	7		300000000		0.6Km
Juken Mall, Abuja, Abuja FCT	0		1000000	10000	0.7Km
Guzape district , Guzape, Abuja, Abuja FCT	4	4	70000000		0.7Km
Guzape district , Guzape, Abuja, Abuja FCT	4	4	60000000		0.7Km
Guzape district, Abuja, Abuja FCT	5	5	180000000	100003	0.7Km
behind FHA guzape, Guzape, Abuja, Abuja FCT	3		7000000		0.7Km
Behind FHA, Guzape 2, Guzape, Abuja, Abuja FCT			21000000	350	0.7Km
FHA Guzape, Abuja, Abuja FCT	0		130000000	800	0.7Km
FHA Guzape, Guzape, Abuja, Abuja FCT	0		150000000	500	0.7Km
FHA Guzape, Guzape, Abuja, Abuja FCT	0		150000000	1000	0.7Km
guzape by coza, Abuja, Abuja FCT	4		65000000		1Km
Guzape by Coza, Abuja, Abuja FCT	4		70000000	550	1Km
Guzape by Coza, Abuja, Abuja FCT	6		160000000	550	1Km
Guzape by Coza, Abuja, Abuja FCT	6		160000000	550	1Km
By Coza auditorium, Guzape district , Guzape, Abuja, Abuja FCT	5		75000000		1Km
Coza Church, Guzape, Abuja, Abuja FCT	4	5	120000000		1Km
COZA, Abuja, Abuja FCT	8		900000000	1500	1Km
By Coza, Guzape, Abuja, Abuja FCT	6	7	210000000		1Km
Zango Daura, #7, Abuja, Abuja FCT	4	5	65000000	2000	1.4Km
Zango Daura, #12, Abuja, Abuja FCT	5	6	170000000	5270	1.4Km

This report has been prepared based on information furnished by sources deemed reliable , however no representation or warranty , either expressed or implied , is made to its accuracy.

Zango Daura, #10, Abuja, Abuja FCT	4	5	60000000	2000	1.4Km
Mshel Contemporary Estate Lugbe, Abuja, Abuja FCT	5	5	55000000	600	1.6Km
Guzape District, Guzape, Abuja, Abuja FCT	4		300000000	300	1.6Km
Guzape Districts, Guzape, Abuja, Abuja FCT	4	4	350000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	4		130000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	5	4	250000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	0	0	80000000	2	1.6Km
Guzape district , Guzape, Abuja, Abuja FCT	3	3	700000000		1.6Km
Guzape district, Abuja, Abuja FCT	4	5	150000000		1.6Km
Guzape District, Abuja, Abuja FCT	4	5	150000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	4		320000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	5	6	250000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	4		100000000		1.6Km
Guzape, Abuja, Abuja FCT	4	4	700000000		1.6Km
Guzape district, Abuja, Abuja FCT	0		250000000		1.6Km
Guzape district, Abuja, Abuja FCT	5	6	300000000		1.6Km
Guzape, Abuja, Abuja FCT	1		750000000		1.6Km
Guzape district, Abuja, Abuja FCT	5		140000000		1.6Km
guzape, Abuja, Abuja FCT	5		300000000		1.6Km
Guzape , Abuja, Abuja FCT	6		200000000	0	1.6Km
Guzape district, Abuja, Abuja FCT	4	5	150000000		1.6Km
Guzape district, Abuja, Abuja FCT	4	5	170000000		1.6Km
epmics, Guzape, Abuja, Abuja FCT	5	5	120000000		1.6Km
guzape, Guzape, Abuja, Abuja FCT	0		2300000000		1.6Km
Guzape district, Abuja, Abuja FCT	5	6	300000000		1.6Km
Guzape district, Abuja, Abuja FCT	5	6	150000000		1.6Km
guzape, Guzape, Abuja, Abuja FCT	5	4	80000000	0	1.6Km
Guzape district, Abuja, Abuja FCT	6	7	800000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	5		260000000		1.6Km
Guzape , Guzape, Abuja, Abuja FCT	3	3	160000000		1.6Km
Guzape district, Guzape, Abuja, Abuja FCT			450000000	1900	1.6Km
Asokoro, Abuja, Abuja FCT	5	6	200000000		1.6Km
Guzape, Abuja, Abuja FCT	5	6	200000000		1.6Km
Guzape distict, Abuja, Abuja FCT	4	55	95000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	0		120000000	1103	1.6Km
Guzape, Guzape, Abuja, Abuja FCT	5	5	650000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	5	5	320000000		1.6Km

This report has been prepared based on information furnished by sources deemed reliable , however no representation or warranty , either expressed or implied , is made to its accuracy.

Guzape, Abuja, Abuja FCT	3	3	100000000		1.6Km
Guzape district, Abuja, Abuja FCT	5	6	550000000		1.6Km
Guzape district, Abuja, Abuja FCT	5	6	150000000		1.6Km
Guzape district, Abuja, Abuja FCT	9		400000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	3		75000000		1.6Km
Guzape, Abuja, Abuja FCT	0	0	50000000		1.6Km
Guzape, Abuja., Guzape, Abuja, Abuja FCT	8		1000000000		1.6Km
Guzape, Abuja, Abuja FCT	4	4	145000000		1.6Km
guzape, Abuja, Abuja FCT	4		230000000		1.6Km
guzape , Abuja, Abuja FCT	0		6000000000		1.6Km
guzape, Guzape, Abuja, Abuja FCT	5		350000000		1.6Km
guzape, Guzape, Abuja, Abuja FCT	6		450000000		1.6Km
GUZAPE MAI N, Guzape, Abuja, Abuja FCT	4		120000000		1.6Km
guzape, Guzape, Abuja, Abuja FCT	0	0	75000000	1500	1.6Km
Guzape 2, Guzape, Abuja, Abuja FCT	4		10000000		1.6Km
guzape, Abuja, Abuja FCT	4	4	200000000		1.6Km
Guzape Main, Guzape, Abuja, Abuja FCT	6		600000000		1.6Km
Guzape main, Guzape, Abuja, Abuja FCT	5		350000000		1.6Km
Guzape Main, Guzape, Abuja, Abuja FCT	4		110000000		1.6Km
Guzape district, Abuja, Abuja FCT	6	6	570000000		1.6Km
guzape main, Guzape, Abuja, Abuja FCT	0		900000000		1.6Km
guzape 2, Guzape, Abuja, Abuja FCT	0		1200000000		1.6Km
Guzape villa, Guzape, Abuja, Abuja FCT	5		370000000		1.6Km
GUZAPE, Guzape, Abuja, Abuja FCT	4		300000000		1.6Km
Guzape, Abuja, Abuja FCT	4	4	165000000		1.6Km
Guzape, Abuja, Abuja FCT	3	3	1000000000	1523	1.6Km
Guzape, Abuja, Abuja FCT	5		290000000		1.6Km
Guzape, Guzape, Abuja, Abuja FCT	5		550000000	1888	1.6Km
guzape , Guzape, Abuja, Abuja FCT	0		180000000		1.6Km
GUZAPE, Abuja, Abuja FCT	4		150000000		1.6Km
GUZAPE, Abuja, Abuja FCT	5		600000000		1.6Km
Guzape District, Abuja, Abuja FCT	5		700000000		1.6Km
guzape, Guzape, Abuja, Abuja FCT	0		3500000000		1.6Km
Guzape, Abuja, Abuja FCT	4	4	160000000		1.6Km

This report has been prepared based on information furnished by sources deemed reliable , however no representation or warranty , either expressed or implied , is made to its accuracy.

NaijaHouses

Sold Properties Nearby

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

No Records Found

This report has been prepared based on information furnished by sources deemed reliable , however no representation or warranty , either expressed or implied , is made to its accuracy.

NaijaHouses

Average Prices Nearby Active

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

This report has been prepared based on information furnished by sources deemed reliable , however no representation or warranty , either expressed or implied , is made to its accuracy.

NaijaHouses

Average Prices Nearby Sold

Month	Average Price	Maximum Price	Minimum Price	Total No of Properties

No Records Found

This report has been prepared based on information furnished by sources deemed reliable , however no representation or warranty , either expressed or implied , is made to its accuracy.

Property Photos



This report has been prepared based on information furnished by sources deemed reliable , however no representation or warranty , either expressed or implied , is made to its accuracy.