

MOHAMMED UMAR KARAGE

NO. 1MB Galadima Road, Ung. Dosa, Kaduna Nigeria.

Tel: [+2348038880046](tel:+2348038880046) email: mkarage@yahoo.com

Date: 10th May, 2018

The Executive Governor,

Kaduna State

Sir,

RE-COMPLAINT REGARDING DEVELOPMENT PERMIT AND REVOCATION NOTICE ON MY PLOT WITH C-OF-O KD.NO.32930 AT SOBAWA INDUSTRIAL LAYOUT

Your Excellency Sir, on 11th of April, 2018, I received a revocation notice letter for alleged non development of my land situated at Dankande Sobawa industrial area. As a man of justice, and swore to the holy Qur'an on the day you took oath of office as Kaduna State Governor that you will do your best to be fair and just in all your affairs as the Governor, I'm pleading with you in the name of Allah to use your office and make sure justice is done on my case with KADGIS. There was no facts checking or proper procedure followed (no development permit issued after payment, no first, second or third notice given to me) before such a letter was written.

To give you basic back ground and the facts with some details please allow me to narrate as follows:

In 2009, I came to Nigeria purposely in search for a land that is big enough to accommodate my line of business (Construction/Agricultural and Heavy equipment supply and distribution). After a long search, fortunately I found two plots of lands at Dankande village Sobawa, belonging to Late Alhaji Umaru Dikko (May His soul Rest in Peace) and purchased. After the transaction, I straightaway applied for conversion from customary to statutory right of occupancy with Kaduna state Land Survey and Country planning at that time. In December 9th 2014, I was allocated about 11 hectares out of my 12.6 hectares and was asked to pay Ten Million Sixty Thousand Naira (10,060,000) as levy fees before issuing the certificate of occupancy. I made the payment and attached is the payment receipt copy and bank teller 17/12/2014. The other 4 hectares is subject to litigation (SUIT NO. KDH/KAD/690/2014) up to this day between Nagoggo Mamman Shema of (Shema Petroleum) and Kaduna State Governor, KADGIS, Nigerian police Force and myself. Following a thorough investigation at the end of which a first information report (F.I.R) was raised and assigned to the chief magistrate court at Ibrahim Taiwo Road for arraignment of the indicted suspect for the offences of criminal conspiracy, criminal trespass and forgery of land sketch. The following were the indicted suspect;

Mamma Shema of (Shema Petroleum), Kaduna State Governor, KADGIS, Nigerian police Force and myself. Following a thorough investigation at the end of which a first information report (F.I.R) was raised and assigned to the chief magistrate court at Ibrahim Taiwo Road for arraignment of the indicted suspect for the offences of criminal conspiracy, criminal trespass and forgery of land sketch. The following were the indicted suspect;

1. Danjuma Idris (Sintax Nig. Ltd)
2. Arch. Tijjani Mohammed (Sintax Nig. Ltd)
3. Fedelis Isah (KADGIS)
4. Charles Ibrahim (KADGIS)
5. Jarome B. Jacob (KADGIS)
6. Felix Bulus (KADGIS)
7. Ruth Majam (KADGIS)
8. Ibrahim Hussaini (The then MD KASUPDA and now DG KADGIS)

Attached is the First Information Report (F.I.R) issued on 8th October, 2014 prosecuted by ASP Martins D. Leo Esq. (Tel: 07068050078) legal section of Kaduna State Police Command.

In June of 2016 I came to Nigeria purposely to hit the ground and develop my land and filed an application at KASUPDA. Attached is my application for development permit applied on June 9th, 2016. KASUPDA wrote me a letter and asked me to pay One Million Naira (1,000,000) as permit fees on June 25th, 2016. I paid the said amount on July 1st, 2016 together with ground rent of Two Million, Four Hundred Thirty Seven Thousand Naira (2,437,000), attached is the letter with my payment receipts and the bank tellers. While I was waiting for the development permit from KASUPDA, they told me that they have to send out my C-of-O for verification to KADGIS. Upon receiving the letter from KASUPDA, KADGIS sent a letter to Surveyor General for verification. In response to the KADGIS letter, the then Surveyor General (Lawal Balarabe) affirmed the authenticity of my certificate and the acreage awarded as written on my certificate. Attached are all correspondence letters between KASUPDA, KADGIS and Surveyor General Office.

Surprisingly, KADGIS upon receiving above letter from Surveyor-General Office, they sent another letter to him on September 1st 2016 requesting clarification on whether my land overlaps with NNPC mega station which has no bearing to my land.

The said questionable letter mentioned above has since frustrated the issuance of my development permit up to this day. Almost two years now.

I took this as intentionally design to frustrate me and delay the issuance of my development permit in order not to allow me to develop my land as scheduled. I left Nigeria frustrated as they refused to give me the development permit after I paid permit fees of One Million Naira (1,000,000) to KASUPDA as requested.

I was in Nigeria from October through December of 2017. I had the opportunity to meet with the Secretary to the Government of Kaduna State in his office with my dear friend Moussa Hamid of Makkah Saudi Arabia. I narrated to him my frustrations regarding my development permit and also complained that the new annual ground rent fees of Three Million, Seven Hundred Twenty Six Thousand, Ninety Six Naira, Twelve Kobo (3,726,096,12) is too high. He promised to help and asked me to put everything in writing and give it to him. I did just that on November 25th, 2017. Attached is a letter which I submitted to him.

In response to my letter written to SSG, Ibrahim Hussaini (DG KADGIS) told SSG to inform me that my believe for the reason of the delay on the issuance of my development permit was due to his involvement in the criminal and conspiracy case that I mentioned earlier was wrong, and that there was an error in the annual ground rent charges of the Three Million, Seven Hundred Twenty Six Thousand, Ninety Six Naira, Twelve Kobo (3,726,096,12); therefore, he should be given more time to rectify the error. While waiting for him to rectify the problem, suddenly, I received a letter of notice of revocation for alleged non development of the land. Attached is the copy of the letter.

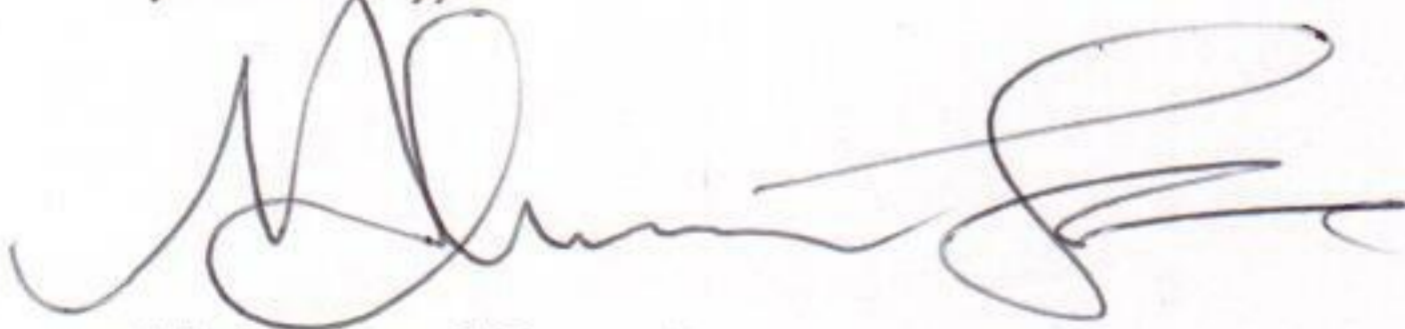
It is in the light of the above reasons Sir, I am passionately appealing to you and consider my plea and passionate request, and considering my respect for law and laid down rules and procedures, to rescind from signing the said notice and/or kindly retract same Sir, as I will suffer untold losses and irreparable damage if the said Certificate of Occupancy is revoked for no fault of mine.

As a law abiding citizen Sir, I couldn't have commenced developing my land without obtaining the necessary permit from the relevant authority as doing so will make me act against the laws of the state which informed the delay in commencing my intended project on the land.

I hope my plea will be accepted and grant me development permit to start my project as soon as possible.

I'm very grateful for your help. May Allah continue to guide you and protect you in all your affairs

yours truly,



Mohammed Umar Karage

U.S.A. Contact Info:

[7719 Las Flores Dr.](mailto:mkarage@yahoo.com)

[Houston, TX 77083](mailto:mkarage@yahoo.com)

[Phone: +12813028850](mailto:mkarage@yahoo.com)

[Email: mkarage@yahoo.com](mailto:mkarage@yahoo.com)

CR 21/14

FIRST INFORMATION REPORT (S.117 (1)C.P.C)

Province or N.A. Kaduna Station F.C.I.A Time 09 00hrs Date 8th Oct, 2014 Lardi ko En'e Warin Aiki Lokaci Kwanan wata

To Chief Magistrate Court 1 Ga Kotu

Nature of information CONSPIRACY AND FORGERY OF LAND SKETCH: On 30/5/2014 at about 2:30 pm, One Mohammed Umar Karage reported to the Commissioner of Police that his Land measuring 3.91 Hektars, which situated along Access Road near Damcande in Igabi L.G.A was encroached into illegally by one Mr. Nagoggo Mammah Shema. During investigation, it was discovered that the following persons, namely, (1) Danjuma Idris - Sintax Ltd Director (2) Arch. Tijani Mohammed

Read over to Informant by me Na Karanta abin da ha rubuta ga wanda ya bani labarin Rank and Number/Matsayi da Lamba

Signature of Informant Sa hannun wanda ya bani labar

Directions of Officer i/c Police Station. (If case refused state reason) Umarnin da Shugaba Yan Sanda ya bayar. (Idan ba a yarda da sanadin ba sai a fadi dalili)

Kindly the suspects for cognisance please

Signed/Sa hannu Rank/Maisayi

Date F.I.R. Submitted to Court Date warrant issued (if any) Ranar da aka Kai F.I.R. Zuwa Kotu Ranar da aka ba da waranti (idan akwai)

Signed/Sa hannu Authorised Police Officer/Shugaban Yan Sanda wanda aka baiwa Izni

Name, age Occupation and address of person(s) arrested (1) Danjuma Idris M, 51 yrs, Civil Servant, Sura, Shikara, sana'a da adiresin mutumin ko Mutanen an aka kama A10 C.B. Road, Kaduna (2) Arch Tijani Mohammed M, 52 yrs, Civil Servant - same address above (3) Fidelis Isa Bitcyang M, 47 yrs, Civil Servant, No 7 Kenya Avenue Birnin Gwari, Kaduna (4) Charles Ibrahim M, 56 yrs, Civil servant - Kaduna (5) Jarome B. Tahir B.P.D. M 64 yrs Kaduna (6) Felice Rufus Garba M 53 yrs (7) Ruth Majani F 46 yrs Civil servant, Kachin (8) Ibrahim Husaini 54 yrs, civil servant, M-D Kasuwa

Date accused brought befor Court Ranar da aka kawo aka yi kara a gaban kotu Signed/Sa hannu

Rank and Number/Maisayi da Lamba

Court's orders regarding investigation (if any) Umarnan Kotu basi ga binciken (Idan akwai)

ASSIGNED TO CT 1/TAIWO RD

Signature of Court Officer: CHER MAGI 8-10-2014

Court File No. Lambar Fail Na kotu

Court Trial No. Lambar da Kotu ta ba Shiriar Signed Sa hannu



Telegraphic Address: PERMANENT SECRETARY, LANDS KADUNA
Telegraphic: PERMANENT SECRETARY 213802

Ref No . KDL/.....
**MINISTRY OF LANDS, SURVEY
AND COUNTRY PLANNING,
PRIVATE MAIL BAG NO. 2078,
KADUNA-NIGERIA**

9th December, 2014

Date.....

TO: Mohammed Umar Karage,

.....
.....

Sir/Madam

**PROVISIONAL OFFER OF GRANT */RE – GRANT OF STATUTORY RIGHT OF
OCCUPANCY**

With reference to your application No.KDL/.....dated.....20.....

I am pleased to convey to you the **allocation and grant of statutory Right of Occupancy over a piece of land measuring 102284.27M² . Subject to the withdrawal of the grant made to you over plot Nos. ID.1 Road AC/AD; ID.2 & ID.4 Road ‘AB’ Sobawa Mixed Density Res. Layout TPO.975, Kaduna.**

2. You are however requested to note that. This offer is provisional and thus subject to the strict compliance of the following conditions:-

- (a) Payment of Survey fees amounting to **₦ 60,000.00** in certified Bank Draft
- (b) Payment of Land Development Levy of **₦ 10,000,000.00** in certified Bank Draft.
- (c) Payment of Premium Levy of **₦** in Certified Bank Draft.
- (d) Payment of Compensation **₦** in Certified Bank Draft.
- (e) Payment of Processing fee of **₦** in certified Bank Draft.

3. You are to note:

- (a) That the collection of this letter of provisional offer of grant is conditional upon payment of the fees stated above **within 60 days** from the date of receipt of this offer.
- (b) This offer will automatically stand withdrawn (without further correspondence) where you fail to comply with the above stated pre-conditions **within 60 days** from the date of receipt of this letter; no request for extension of time shall be entertained, and any earlier payment made will not be refunded.

Yours faithfully,


(**AMINU SULAIMAN**)
For: **Hon. Commissioner (Lands)**

Original copy of this letter

Collected by **Mohammed Umar Karage**

Sign: 

Date: **15/12/2014**



Teller no. 10486 of 17/12/14

GOVERNMENT OF KADUNA STATE, NIGERIA
TREASURY REVENUE RECEIPT

Not valid for Treasury Clearance



KDSGT IA

RV. No 3190593

RECEIPT NUMBER
31 9 0 5 9 3

MONTH YEAR
17 1 2 1 4

Received from: MuHAMMAD Umar KARAG

The sum of TEN MILLION NAIRA ONLY

Being PAYMENT FOR LAND DEV. FEES

ON PLOTS NO. 10.1 ROAD AC/AD; 10.2 & 10.4

ROAD 'AB' SOBANA

LAYOUT TPO. 975

Name of collector MUSA HABIBU

Signature *[Handwritten Signature]*

ADMINISTRATIVE SEGMENT

390001

ECONOMIC SEGMENT

[Empty boxes]

FUND SEGMENT

4078

DETAILS

Bank Cheque Issued in favour of:
 KADUNA STATE MINISTRY OF LANDS,SURVEY AND
 COUNTRY PLANNING

For the sum of Ten Million Naira Only

DATE: 16-12-2014

AMOUNT ₦ 10,000,000.00

COMMISSION ₦ 525.00

VAT ₦

TOTAL DEBIT ₦ 10,000,525.00

In accordance with your instructions, we have debited your account for the issuance of a Bank Cheque

KARAGE MOHAMMED UMAR

Account Name 3031801804

12027415 011112107 0003433005 04 01000000000



FA 04081329

FIRST BANK OF NIGERIA LTD SRC 6290 KADUNA (MAIN)

BANK CHEQUE

AT SIGHT PAY THIS SOLA OF EXCHANGE

0670406 SPS/CB FORMS NIG	Pay	KADUNA STATE MINISTRY OF LANDS,SURVEY AND COUNTRY PLANNING	Account payee only	Or Order
	The Sum of	Ten Million Naira Only		

Date 16-12-2014

₦ 10,000,000.00



Payable at First Bank of Nigeria Ltd

FOR: First Bank of Nigeria Ltd

[Handwritten Signature]

Authorized Signatory

[Handwritten Signature]

Authorized Signatory

04081329

04081329 04081329

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

C12027415C 011112107A 0003433005C 04 B01000000000C



Fellow No. 10487 of 17/12/14

GOVERNMENT OF KADUNA STATE, NIGERIA

TREASURY REVENUE RECEIPT

Not valid for Treasury Clearance

KDSGT IA

RECEIPT NUMBER

31 90594

MONTH YEAR

17 1 21 4

RV. No. 3190594



Received from: MUHAMMAD AMAR KADAR

The sum of Sixty THOUSAND NAIRA ONLY

Being PAYMENT FOR SURVEY FEES ON plot 185 IS.1 ROAD AC/AD, IS.2 & IS.4 ROAD 'AB' SORAWA ₦60,000 = kobo =

Name of collector: MUSA HABIBU

Signature: [Handwritten Signature]

ADMINISTRATIVE SEGMENT

390001

ECONOMIC SEGMENT

[Empty boxes]

FUND SEGMENT

4151

FA 04081328

ADVICE COPY

DETAILS

Bank Cheque Issued in favour of:
 KADUNA STATE MINISTRY OF LANDS, SURVEY AND
 COUNTRY PLANNING

For the sum of Sixty Thousand Naira Only

DATE: 16-12-2014

AMOUNT ₦ 60,000.00

COMMISSION ₦ 525.00

VAT ₦

TOTAL DEBIT ₦ 60,525.00

In accordance with your instructions, we have debited your account for the issuance of a Bank Cheque

Account Name: KARAGE MOHAMMED UMAR
 3031801804

Account No: 12027416 011112107 0003433005 04 00006000000



FA 04081328

FIRST BANK OF NIGERIA LTD. RC 6290 KADUNA (MAIN)

BANK CHEQUE

AT SIGHT PAY THIS SOLA OF EXCHANGE



0670406 BPS/CB FORMS HIG	Pay	KADUNA STATE MINISTRY OF LANDS, SURVEY AND COUNTRY PLANNING	Account payee only	Or Order
	The Sum of	Sixty Thousand Naira Only		

Date 16-12-2014

₦ 60,000.00



Payable at First Bank of Nigeria Ltd

FOR: First Bank of Nigeria Ltd

[Handwritten Signature]

Authorised Signatory

Authorised Signatory

04081328

04081328

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

C12027416C 011112107A 0003433005C 04 B00006000000C

Telegraphic address
SECLANDS KADUNA

Ref. No. KDL/..... 86593/44

Ministry of Lands, Surveys
and Country Planning,
Governor's Office,
Kaduna State,
Private Mail Bag 2078,
Kaduna.

2nd Feb.,2015

Dear Sir/Gentlemen /Madam,

CERTIFICATE OF OCCUPANCY NO...... KD.32930

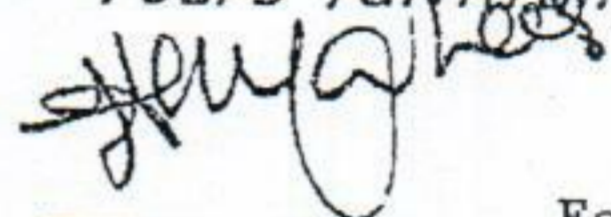
I am directed to forward herewith the above Certificate of Occupancy duly executed
and registered as No. KDR 132 at Page 132 in Volume 157

(Certificates of Occupancy) of the State's Lands Registry Office, Kaduna.

2. Please acknowledge receipt.

TO, Alh. Muhammed Umar Karage,.....
No M.1B Galadima Road,
.....
Ung. Dosa, Kaduna.
.....
.....

Yours faithfully,



..... YUSUF MUAWIYAH Esq.-
.....

For: Honourable Commissioner



KADUNA STATE OF NIGERIA
LAND USE ACT CAP 202

LAWS OF THE FEDERATION, 1990

CERTIFICATE OF STATUTORY RIGHT OF OCCUPANCY
(Building Site)

No. KD 32930

THIS IS TO CERTIFY THAT ALHAJI MUHAMMED UMAR KARAGE,

of NO. M 1B, GALADIMA ROAD, U/DOSA, KADUNA,

KADUNA STATE OF NIGERIA.

Hereinafter referred to as the holder ~~holder~~ which term shall include any person defined as such in Section 5 of the Land Use Act ~~1992~~ entitled to a Right of Occupancy in and over the land described in the schedule and more particularly delineated in the plan No. OF O. KD. 32930 annexed hereto for a term of 40 years commencing from the 5th day of December, 2014 and expiring on the 4th day of December, 2053 according to the true intent and meaning of the Land Use Act and the covenants and conditions implied by virtue of the said Act with the Regulations and any other Law for time being in force, and to the special conditions hereinafter contained:

1. To pay without demand to the Governor of Kaduna State of Nigeria (hereinafter called the Governor) or other person appointed by him):
 - (b) Ground rents at ₦ 3,654,301.20K per annum; and
 - (c) Revised ground rents as at hereinafter provided.
2. Revision periods shall be at the discretion of the grantor.
3. In the case of undeveloped land the allottee should within three years from the date of commencement of the Right of Occupancy, erect and complete improvements to the value of not less than ₦ 20M.
(Twenty Million Naira Only.)
to the satisfaction of and in accordance with the plans approved/to be approved by the Planning Authority.
 - (a) In the event of breach of this covenant the holder shall be liable to pay penal rent to be determined by the grantor
 - (b) The imposition of such penal rent shall however not preclude the grantor from revoking the holders title based on this breach.
4. To pay and discharge all development charges, rates, taxes, assessments and impositions whatsoever which shall at anytime be charge, assessed or imposed on the said land or part thereof or upon the occupier or occupier thereof.

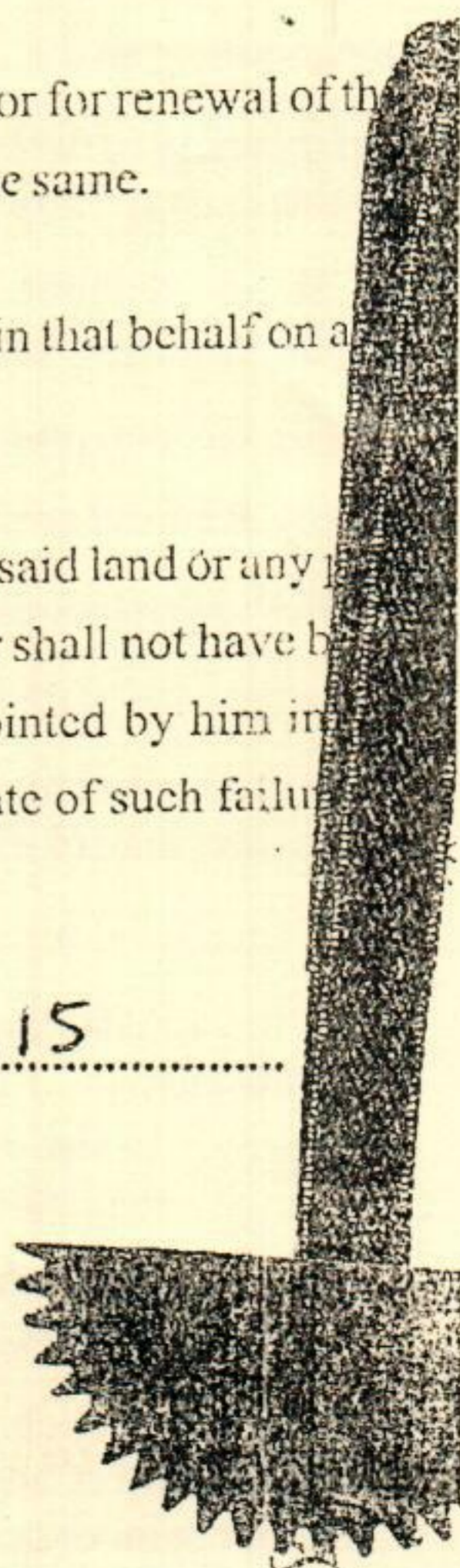
5. To clear and keep clear the said land of stagnant water, long grass, rank weeds and bush and accumulations and deposits of rubbish and other unwholesome matter, and kept the same in all respects in a reasonable clean and sanitary conditions, and for such purposes to do and execute all such acts and works as the Governor or any officer authorised by him may reasonably require.
6. Not to alienate the Right of Occupancy hereby issued or any part thereof by sale, assignment, mortgage, transfer of possession, sublease or bequeath or otherwise howsoever, without the prior consent of the Governor or any officer to whom the power of the Governor under the relevant Law may be delegated first had and obtained.
7. To permit anything to be used or done upon any part of the said land which shall be noxious, illegal or noisy or offensive to the tenants or occupiers of premises adjoining or near thereto.
8. To use the Land subject of the Right of Occupancy for the purpose(s) of Commercial only.
9. Upon the expiration of the said term to render up to the Governor in good substantial repair to the satisfaction of the Planning Authority all buildings on the said land erected in pursuance hereof which have not been removed or the Right of Occupancy alienated by sale, assignment, mortgage, transfer of possession, sublease or bequeath or otherwise, howsoever with the consent of the Governor and all buildings already upon the said land at the commencement of the said term which have not been removed.
10. Upon the expiry of the said demise, the holder ~~holder~~ may apply to the Governor for renewal of the same and the Governor may not unreasonably with-hold his consent to renew the same.
11. To accept as final the decision of the Governor or any officer appointed by him in that behalf on a question which may arise concerning breaches of the covenants.
12. If the yearly rent (where applicable) for the time being payable in respect of the said land or any part thereof shall be in arrears for the period of 4 months, whether the same shall or shall not have been legally demanded it shall be lawful for the Governor or any Officer or appointed by him in that behalf to demand a penal rent which shall be payable for 2 months from the date of such failure to pay rent.

DATED THIS 1st DAY OF FEB. 2015

Given under my hand the day and year above Written

A. H.

Executive Governor
KADUNA STATE OF NIGERIA



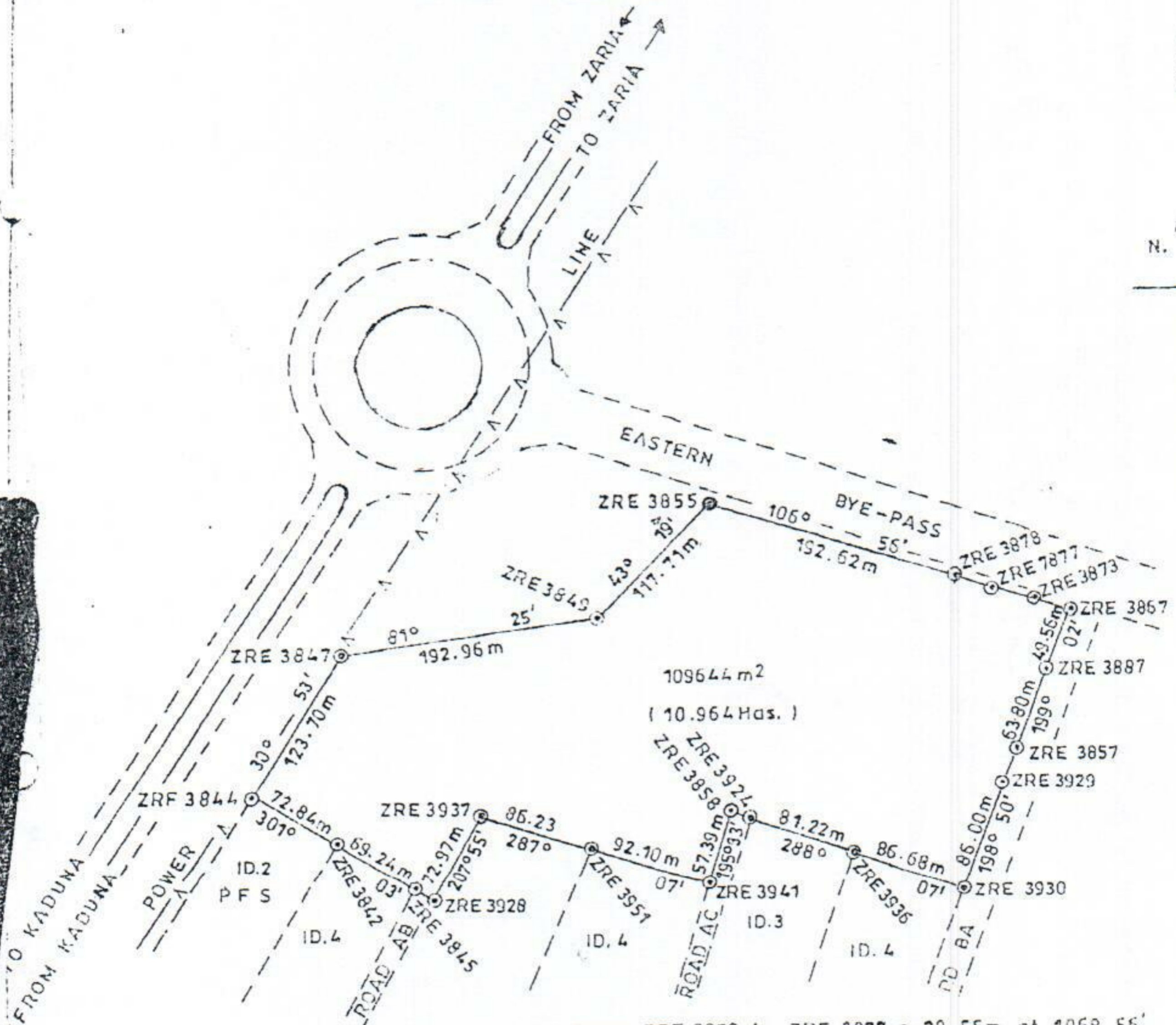
R. OF U. No. KD. 32.90

LAND GRANTED TO ALHAJI MUHAMMED UMAR KARAGE
SOBAWA

IGABI LOCAL GOVERNMENT AREA

M. Balarabe
SURVEYOR-GENERAL

JAN. 2015



From ZRE 3878 to ZRE 3877 =	28.55m	at 106° 56'
" " 3877 " " 3873 =	31.38m	" 106° 56'
" " 3873 " " 3867 =	28.05m	" 106° 56'
" " 3857 " " 3929 =	26.99m	" 202° 54'
" " 3924 " " 3858 =	15.92m	" 288° 57'
" " 3928 " " 3845 =	15.61m	" 301° 03'

UTM Co-ordinates of ZRE 3878
N 1 178 601.99m
E 334 113.61m
Origin UTM Zone 32

Surveyed by Aliyu D. Maitala in Dec. 2014,
Charted by Rabiu Mudi
Drawn by Rabiu Mudi
Checked by *Effancis*
Passed by *Effancis*

Detail shown not the result of accurate survey.
All bearings and distances shown on this plan
have been computed from Registered Co-ordinates.

Computation No. }
Plan No. } R. of O. KD. 32930

Topo. Sheet 123 S.E.

SCALE:— 1cm. to 50Metres (1 : 5000)

SCHEDULE

All that piece of land consisting of 109644M2 and situated at Sobawa in Igabi Local Government Area, the corners of which are marked on the ground by property Beacons Nos. ZRE. 3855, ZRE. 3878, ZRE. 7877, ZRE. 3873, ZRE. 3867, ZRE. 3887, ZRE. 3857, ZRE. 3929, ZRE. 3930, ZRE. 3936, ZRE. 3924, ZRE. 3858, ZRE. 3941, ZRE. 3951, ZRE. 3937, ZRE. 3928, ZRE. 3845, ZRE. 3842, ZRE. 3844, ZRE. 3847 and ZRE. 3849 and the boundaries of which are delineated by a red verged line on the attached plan No. R. of O. KD. 32930 copied from an approved plan No. R. of O. KD. 32930 deposited in the Office of the Surveyor General, Ministry of Lands, Surveys and Country Planning, Kaduna South. The piece of land is more particularly described as a piece of land along Kaduna-Zaria Express Bye-Pass on TPO. 975 Sobawa Mixed Density Residential layout, Kaduna, as shown on Topo sheet 123 South East.

This instrument was delivered to me for registration by the Asst. Commissioner
of the Ministry for Lands, Surveys and Country Planning, Kaduna at 3:18 O'Clock
in the Noon of this 2nd day of FEBRUARY 2015

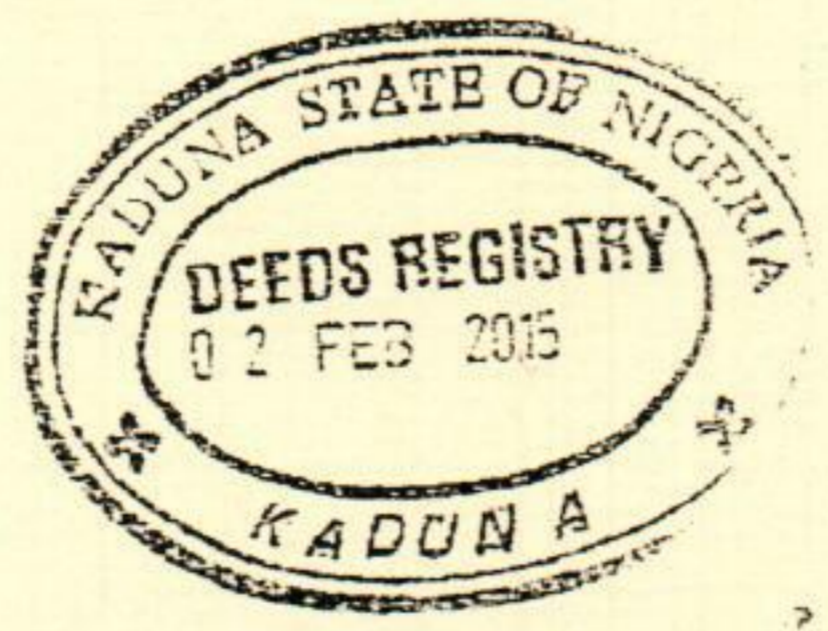
[Handwritten signature]

Deeds Registrar

This instrument is registered as No. 132 at Page 132 in Volume 157
(Certificate of Occupancy) of the Kaduna.

[Handwritten signature]

Deeds Registrar





GOVERNMENT OF KADUNA STATE, NIGERIA
TREASURY REVENUE RECEIPT
 Not valid for Treasury Clearance

MK 9890
 CASHIER 2

KDSGT 1A

RECEIPT NUMBER

4160188

MONTH YEAR

2-2-2015

RV. No 4160188

Received from

Mohammed Umar Kange

The sum of

Two million Six hundred

Being

Two thousand Six hundred Eighty
 Part Payment for GR on Plot 86593
 for 2015 # 2,638,118.33k

ADMINISTRATIVE SEGMENT

3900

ECONOMIC SEGMENT

8001

Name of collector

A. Augustine

Signature

[Signature]

FUND SEGMENT

[Empty box]

2015 GROUND RENT RECEIPT



GOVERNMENT OF KADUNA STATE, NIGERIA

TREASURY REVENUE RECEIPT

NOT VALID FOR TREASURY CLEARANCE

ORIGINAL

TRR. 00896546

Received from:

The sum of:

Being:

2,137,000.00 = K

Name of collector:

Signature

KDSGT 1A

NAME OF BANK

TELLER NO.

1670471

DD MM YEAR

17-6-2016

ADMINISTRATIVE SEGMENT

39001

ECONOMIC SEGMENT

6001

FUND SEGMENT

© NSPM/FLC

2016 GROUND RENT RECEIPT

No. M.1B, Galadima Road,
Ungwar Dosa,
Kaduna.

09th June, 2016

The General Manager
KASUPDA,
5, Ahmadu Bello Way,
Kaduna.



APPLICATION FOR PLANNING PERMISSION

I humbly wish to apply for fencing permission, over my piece of plot, which is located along Kaduna – Zaria Express Bye-pass on TPO.975, Sobawa Mixed Density Residential Layout, Kaduna.

Attached to this application are three (3) sets of Architectural working design plan and related document in respect of the said site, for your kind consideration and perusal, please.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Alh. Mohammed Umar Karage'.

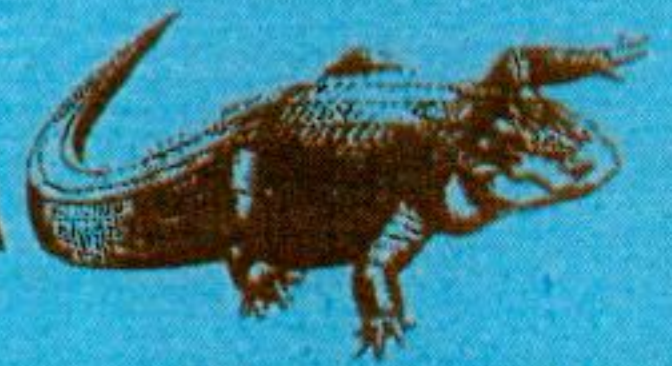
ALH. MOHAMMED UMAR KARAGE.



**KADUNA STATE URBAN PLANNING AND
DEVELOPMENT AGENCY**

KADUNA STATE OF NIGERIA

No. 5, Ahmadu Bello Way, P.M.B 2142, Kaduna



Our Ref: PS/14/PP/ZI/6,776/VOL.I/010

Your Ref: _____

Date: 28th June, 2016


kasupda@gmail.com
E-mail: info@kasupda.org
Website: www.kasupda.org

ALH. MUHAMMED UMAR KARAGE,
No. M.1B, Galadima Road,
Ungwar Dosa,
Kaduna.

RE: APPLICATION FOR PLANNING PERMISSION:

Reference to your application on the above subject matter dated 09th June, 2016; I am directed to request for the sum of One Million Naira (₦1,000,000.00) only, non-refundable Planning Permission processing fee, payable to KASUPDA in certified Bank draft.

2. This letter also serves as an Invitation for a joint Site Inspection.
3. Your compliance will enable the process of your application further, please.


Tpl. SADISU IBRAHIM BAKO,
(Ag. Director, Development Control),
for: **GENERAL MANAGER.**



PS/14/PP/25/6726/1
GOVERNMENT OF KADUNA STATE, NIGERIA

TREASURY REVENUE RECEIPT

ORIGINAL

NOT VALID FOR TREASURY CLEARANCE

00716520

TRR.

Received from: Alh. MUHAMMAD UMAR KARAGE

The sum of: ONE MILLION NAIRA only

Being: pp fee for Fence Development

~~₦ 1,000,000 :-~~ K

Name of collector: KASUMI #19

Signature [Signature]

KDSGT 1A

NAME OF BANK CITIBank

TELLER NO. 1 draft no

0	0	0	7	8	7	6	4
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DD MM YEAR

0	1	0	7	2	0	1	6
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ADMINISTRATIVE SEGMENT

0	1	1	1	0	0	1	0	0	3
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ECONOMIC SEGMENT

4	0	2	6	6
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FUND SEGMENT

--	--	--	--	--	--	--	--

04531141 BANK CHEQUE 04531141
7/10, MURTALA MUHAMMED SQ, KD



09/16/001043/0001

GTE #1,000,000.00*

Guaranty Trust Bank plc
RC 152321

KADUNA STATE URBAN PLANNING & DEVELOPMENT

JUNE 29 2016
Date: _____

Pay _____

AGENCY

or Order

One Million Naira
the sum of _____

AT PAYEE ONLY

NOT NEGOTIABLE

*****1,000,000.00

#

Authorised
Signature

Authorised
Signature

7/10, MURTALA MUHAMMED SQ, KD

CAMELOT SECURITY 0906 03/11



DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE

⑈00078764⑈ 058113114: 0116707412⑈ 03

306602_PA.pdf PANTONE 4883U 12:08 11/03/2013

PS/14/PP/ZI/6,776/VOL.I/016

19th July, 2016

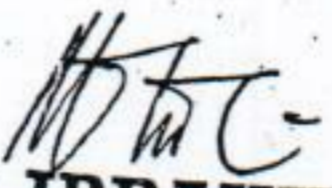
The Director General,
Kaduna State Geographical Information Services,
(KADGIS) – 31, Ali Akilu Road,
Kaduna.



REQUEST FOR VERIFICATION

Reference to an application for planning permission received from one **ALH. MOHAMMED UMAR KARAGE** dated 02nd February, 2015 in respect of plot along Kaduna – Zaria Express Bye-pass on TPO.975, Sobawa Mixed Density Layout, Igabi Local Government area, Kaduna. I am directed to request you to verify the authenticity of the **Certificate of Occupancy** presented with No. **KDL/86598³/44** (photocopy attached).

2. While awaiting your kind response, accept the assurance of our high regards, please.


Tpl. SADISU IBRAHIM BAKO,
(Deputy Director, Development Control),
for: **GENERAL MANAGER.**





GOVERNOR'S OFFICE

KADUNA STATE

KDL/86593/60

9th Aug., 2016

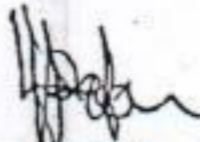
The Surveyor-General,
Survey Department,
Kaduna South.

**RE: CERTIFICATE OF OCCUPANCY NO. KD.32930 OVER A
PIECE OF LAND AT SOBAWA**

The above subject matter refers:

2. I am directed to request you to provide KADGIS with the information of the present status of the piece of land.

Attached herewith a copy of the survey report and surveyed plan for your ease of reference, please.


(LYNDA H. I. JATAU)
For: Director General (KADGIS)



GOVERNOR'S OFFICE
KADUNA STATE

MLS/SD/LAN/MISC/44/Vol.2/49

11th August, 2016

The Director General,
KADGIS,
Governor's Office,
Kaduna.



STATUS OF KD32930 AT SOBAWA

Your letter No. KDL/86593/60 of 9th August, 2016 refers.

I write to confirm to you that our records at Survey Department confirm that the piece of land in the Title Deed Plan, KD32930 was duly allocated to Alhaji Umar Karage and the copy of the Survey Report forwarded with your letter is correct and corresponds with what is on the ground.

The proposed Roundabout in the Plan is a detail that is yet to be constructed by Government and is covered by the remark at bottom right corner in the Plan.

I hope the above information will be useful to your enquiry.

Surv. Lawal Balarabe
Surveyor-General

VISED 1994



KADUNA STATE OF NIGERIA

LANDS

Ministry of Lands, Surveys and Country Planning
P.M.B. 2078,
Kaduna

'A'

13/01/2015

6-1-2015

To the Surveyor General,

REQUEST FOR SURVEY REPORT

Please find attached herewith *(a) in copy of LAND 1 and 2 Copies of the applicant's plan, *(b) 1 copy of the site Board proceedings and 2 copies of the site plan.

Would you please record the application and submit a survey report in due course.

[Handwritten signature]
For Ho. Commissioner



KD. 32980

Survey Department,
Kaduna South, Kaduna.

To the Hon. Commissioner
Reference to the above request, the above application has been allotted Right of Occupancy No.

KD. 32930 KDG/FG Item No. _____

2. I have to report that:-

(a) Survey will be will not be necessary on approval.

(b) The correct description on the plot is A Piece of Land along Kaduna - Zaria Express Bypass on TPO 975 Sokoto Mixed Density Res. layout Kaduna of 10.964H and as shown on Topo sheet 123SE

(a) Survey has been completed under No. _____ and the applicant is requested to note that the plot is demarcated by the following

Beacon ZRF 3844, ZRE 3847, ZRE 3849, ZRE 3855, ZRE 3877, ZRE 3873, ZRE 3867, ZRE 3857, ZRE 3929, ZRE 3930, ZRE 3936, ZRE 3924, ZRE 3858, ZRE 3941, ZRE 3957, ZRE 3937, ZRE 3928, ZRE 3842 only

Date 08/01/2015

Date 08/01/2015

[Handwritten signature]

Prepared by

[Handwritten signature]

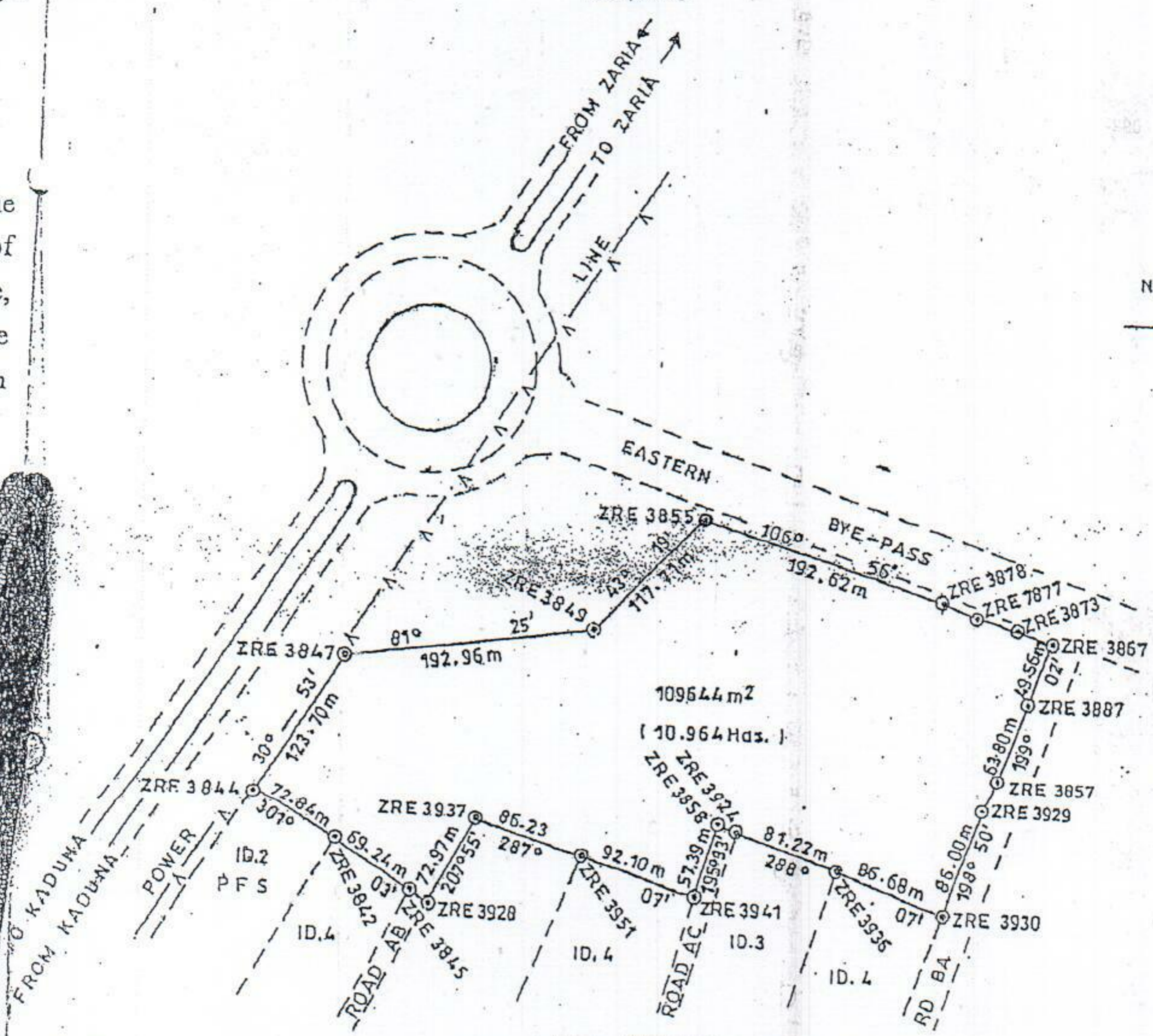
[Handwritten signature]

R. OF U. No. KD. 32930
 LAND GRANTED TO ALHAJI MUHAMMED UMAR KARAGE
SOBAWA

IGABI LOCAL GOVERNMENT AREA

M. Balarabe
 SURVEYOR-GENERAL

JAN, 2015



UTM Co-ordinates of ZRE 3878
 N 1 178 601.99m
 E 334 113.61m
 Origin UTM Zone 32

From ZRE 3878 to ZRE 3877	= 28.55m	at 106° 56'
" " 3877 " " 3873	= 31.38m	" 106° 56'
" " 3873 " " 3867	= 28.05m	" 106° 56'
" " 3857 " " 3929	= 26.99m	" 202° 54'
" " 3924 " " 3858	= 15.92m	" 288° 57'
" " 3928 " " 3845	= 15.61m	" 301° 03'

Surveyed by Aliyu D. Mairala in Dec. 2014
 Charted by Rabiu Mudi
 Drawn by Rabiu Mudi
 Checked by *Effancis*
 Passed by *Effancis*

Detail shown not the result of accurate survey.
 All bearings and distances shown on this plan
 have been computed from Registered Co-ordinates.

Computation No. }
 Plan No. } R. of O. KD. 32930

Topo. Sheet 123 S.F



GOVERNOR'S OFFICE
KADUNA STATE

KDL/86593/63

1st Sept., 2016

The Surveyor-General,
Survey Department,
Kaduna South.

RE: STATUS OF KD.32930 AT SOBAWA

Your letter No. MLS/SD/LAND/MISC/44/Vol.2/49 dated 11th August, 2016 refers.

I am directed to write and request you to address the issue of overlap of the title between N.N.P. Mega Station and that of Alhaji Mohammed Umar Karage in respect of plot along Kaduna - Zaria Express Bye Pass on TPO.975, Sobawa, please.

Lynda
(LYNDA H. I. JATAU)

For: Director General (KADGIS)

6 - 9 - 16
DISPACHE



KADUNA STATE GOVERNMENT
KADUNA GEOGRAPHIC INFORMATION SERVICE
BILL

File Number: **KDL 86593**
Name: **ALHAJI MOHAMMED UMAR KARAGE**
Address: **1B, GALADIMA ROAD, UNG. DOSA, KADUNA**
Issue Date: **22-Dec-2016**

Dear Sir or Madam,

On the day of **22-Dec-2016** the following bill including all fees has been issued to you over the following property:

Plot Number: **86593**

District / LGA: **RIGACHIKUN / IGABI L.G.A**

Plot Size: **104073.130 m²**

Fees	Amount	Paid	Remaining
CofO Preparation Fee	₦ 20,000	₦ 0	₦ 20,000
CofO Registration Fee	₦ 10,000	₦ 0	₦ 10,000
GIS Charting Fee; (Schedule A)	₦ 157,609.7	₦ 0	₦ 157,609.7
Ground Rent 2017	₦ 3,538,486.42	₦ 0	₦ 3,538,486.42
Total			₦ 3,726,096.12

You are therefore requested to pay the **TOTAL** of: **₦ 3,726,096.12**

You are also expected to pay this amount at Zenith Bank into the Kaduna State Land Use Charges Account, Account Number **1014802949**. This bill is valid for 60 days.

Yours faithfully,

for: **Director General KADGIS**

MOHAMMED UMAR KARAGE

No. 1, MB Galadima Road, Ung. Dosa, Kaduna.
Tel.08038880046

Date: 25th Nov., 2017

The Executive Governor,
Kaduna State.

Through:

The Secretary to the State Government,
Kaduna State.

Sir,

FENCING PERMIT/RE-CERTIFICATION AND ANNUAL
GROUND RENT C. OF O. KD32930

I acquired a landed property measuring 10.9644m 10th along Access Road, Dankande of Igabi L.G.A., Kaduna from Alh. Umaru Dikko (now deceased) in the year 2009.

I subsequently applied for C. of O. which was granted as No. 32930 dated 2nd February, 2015.

This was followed by my application for fencing permit and in reply to my application by KASUPDA, I was instructed via letter dated 28th June, 2016 with reference No. PS/14/PP/ZI/6776/VOL.010 to pay the sum of one million Naira (N1,000,000.00k) as non-refunding planning permission processing fee which I complied. A copy of the said letter, the bank draft of N1,000,000.00k as well as the receipt of my payment are attached as Appendix 'A'.

Following my payment of the N1,000,000.00k, KASUPDA sent a letter to KADGIS dated 19th July, 2016 requesting for verification of my certificate. In response to this letter, KADGIS sent a letter dated 9th August, 2016 requesting current status of the property concerned. The two letters mentioned above are attached as Appendix 'B'.

In reply to KADGIS letter, the Surveyor-General, Mr. Iwal Balarabe confirmed in his letter dated 11th August, 2016 the authenticity of C. of O. with title deed plan No. KD32930 as being genuine. The copy of the said letter is attached as Appendix 'C'.

Surprisingly, KADGIS upon receiving above letter from Surveyor-General sent another letter to him dated 1st September, 2016 requesting for details that has no bearing with my property for which I had already paid the sum of N1,000,000.00k at their instruction. The said questionable letter dated 1st September, 2016 is attached as Appendix 'D'.

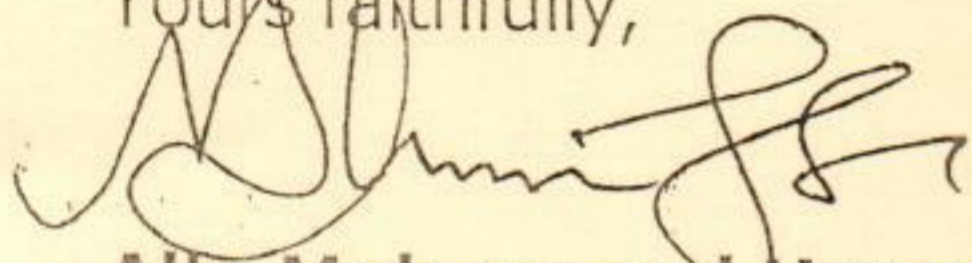
The said questionable letter mentioned above has since frustrated the issuance of my fencing permit which confuses me quite a lot.

I wish to state that the same Ibrahim Hussaini, the D.G. KADGIS at whose instruction the questionable letter was written, is the same person who was alleged to have instructed Surveyor-officer – Charles Ibrahim to encroach into my other hectares of land measuring 3.91 which was dishonestly sold to Mamman Nagoggo Shema that has become a subject of litigation since 2014. A copy of Mr. Charles' statement to the Police indicting him is attached as Appendix 'E'.

Let me further state Sir, that when I applied for re-certification in accordance with the Government new policy, a letter dated 22nd December, 2016 was sent to me KADGIS directing me to pay the sum of N3,726,096.12k (as ground rent for this year alone) and that this same amount of money remains my yearly ground rent without any reduction. I attached the said letter as Appendix 'F'.

Sir, I passionately crave the indulgence of your Excellency to kindly look into the situation with a view to slashing down the rent as I honestly view as a gross error on the part of KADGIS, please.

Yours faithfully,



Alh. Mohammed Umar Karage

Copy to:

1. The Managing Director,
KASUPDA,
Kaduna State.
2. The Director-General,
KADGIS, Kaduna State.



KADGIS
KADUNA GEOGRAPHIC INFORMATION SERVICE



MOHAMMED UMAR KARAGE
NO. M. 1B GALADIMA ROAD
UNG.DOSA, KADUNA

Monday 9th April, 2018

**NOTICE OF REVOCATION OF STATUTORY RIGHT OF
OCCUPANCY NO.KD. 32930 OVER A PIECE OF LAND
MEASURING 102284.27M2 SITUATE AT SOBAWA MIXED
DENSITY RESIDENTIAL LAYOUT, ON TPO 975 KADUNA.**

KDL/86593/84

The above subject refers.

- 2. I am directed to in form you that KADGIS observed that you failed, refused and / or neglected to comply with the conditions of grant to wit: Non development of the said plot within two years.*
- 3. Consequently, approval had been obtained to revoke your title No. KD.32930 over piece of land situate at Sobawa layout, Kaduna.*
- 4. In light of the above, you are hereby notified that the said plot had thus been revoked in line with Section 28(5)(a) and (b) of the Land Use Act, 2004.*

Yusuf Muawiyah
Deeds Registrar
For: Director-General
ymuawiyah@kadgis.org
+2348022326266



KADUNA STATE GOVERNMENT
KADUNA GEOGRAPHIC INFORMATION SERVICE
REVOCATION ORDER

KADGIS SENT
2018 MAY 14 12:58:05

File Number: KDL 86593

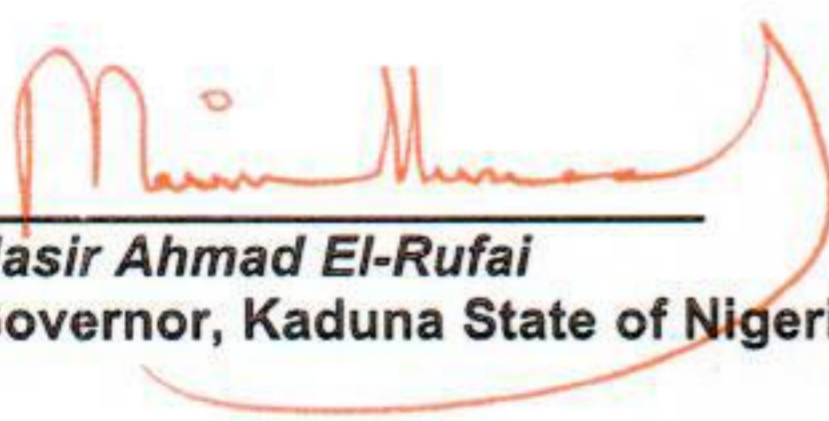
Date: 09-Apr-2018

Whereas by a Certificate of Occupancy number **43812-10251-n5941-10251-n5346-ru903** , under the hand of the Governor of Kaduna State, Federal Republic of Nigeria, executed on **16-Jan-2017** and registered as No **65** at Page **1** in Volume **2** of the Digital Register in the KADGIS Registry office of Kaduna State, it was certified that **MOHAMMED UMAR KARAGE** whose address is **1B, GALADIMA ROAD, UNGWAN DOSA, KAWO, KADUNA** was/were entitled to a Right of Occupancy over the land at **A PIECE OF LAND ALONG KADUNA ZARIA EXPRESS WAY, ON TPO 975 SOBAWA MIXED DENSITY RESIDENTIAL LAYOUT** of Kaduna State and more particularly described in the schedule to the said Certificate of Occupancy.


It has become necessary that the certificate of occupancy be revoked due to: **Non development**

NOW THEREFORE, in exercise of the powers conferred upon me by the Land Use Act, CAP L5 Laws of the Federation Nigeria 2004, I hereby revoke with effect from the 6th day of April 2018.

The Right of Occupancy over the afro-mentioned plot.


Nasir Ahmad El-Rufai
Governor, Kaduna State of Nigeria

This instrument is registered as No. **65** at Page **2** in Volume **2** of the Certificate of Occupancy Digital Register in the KADGIS Registry Office of Kaduna State at ten o'clock in the morning of this 14th day of May, 2018


Deed Registrar