



Developer - Land Surveyor - Architect - Building Contractor - Estate Agency

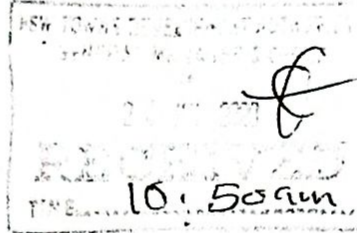
Joe Bass
PROPERTY LTD.

HEAD OFFICE:
1, Ganiyu Adeboyejo Close,
Eputu - London, Ibeju - Lekki,
Lagos

BRANCH OFFICE:
65, Adebayo Road,
Off Lakowe Bus/Stop,
Off Lekki-Epe Expressway,
Ibeju-Lekki,
Lagos.

23rd July, 2020.

The General Manager,
New Towns Development Authority,
Folawewo Street,
Off Ogundana Street,
Allen Avenue,
Ikeja,
Lagos.



REQUEST FOR DIRECT ALLOCATION OF PARCEL OF LAND SITUATED AT IDERA SCHEME, IBEJU LEKKI LOCAL GOVERNMENT AREA, LAGOS STATE

We write to seek the kind approval of your benevolent self for the direct allocation of parcel of land lying and situated by the idera via oriki village, Ibeju-Lekki Local Government Area of the state with a combined area of 50 hectares.

Further to your approval sir, it is our intention to make use of the said land for real estate development, which will add more than 500 residential units to the housing stock of Lagos State.

Your Excellency, this venture will be in sync with the fulfilment of one of the laudable key development area of your administration which is mass housing.

Attached to our letter here are the following documents for your perusal kind consideration in that regard:

- Company Profile
- Provisional Survey of the Reference land
- Preliminary layout design

Your Excellency, our delight will thus know no bound if speedy assent is granted to our request in this regard even as we promise to ensure that we fulfil all industry standards in the delivery of the proposed estate development.

Ours is a company with good portfolio in real estate development in and around Lagos. We have always delivered on our promise to improve the portfolio of housing stock in Lagos and this will not be an exception if given the mandate. Our appreciation will be unquantifiable and limitless if given the opportunity to be part of your success.

We would like to use this opportunity to appreciate you for your leadership role and unprecedented achievement in modelling Lagos for the next century and beyond.

Please accept our best wishes.

Management



LAGOS STATE GOVERNMENT



LAGOS STATE
NEW TOWNS DEVELOPMENT
AUTHORITY

GOVERNMENT OF LAGOS
MINISTRY OF LAND AND SURVEY

NTD/PPD/002/40/1041/27

27th July, 2020

The Managing Director,
Joe Bass Property Limited,
1, Ganiyu Adeboyejo Close,
Eputu London, Ibeju-Lekki
Lagos.

**RE: REQUEST FOR DIRECT ALLOCATION OF PARCEL OF LAND
SITUATED AT IDERA SCHEME, IBEJU-LEKKI LOCAL GOVERNMENT
AREA, LAGOS STATE**

1. I am directed to acknowledge the receipt of your letter dated 23rd July, 2020 and attached documents on the above subject matter.

2. Sequel to this, I am further directed to invite the representatives of the company for a joint visit to Idera Private Estate Developers' Scheme, Lekki Sub-region for further necessary action on your application.

3. Please liaise with the undersigned on **phone no: 08023193504** for a convenient date and time for the site visit.

4. Thank you.

Tpl. Orebiyi, E. Olusola
For: Ag. General Manager



LAGOS STATE GOVERNMENT


NTD/PPD/002/40/1041/29

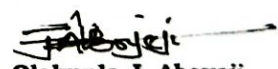
5th August, 2020

The Managing Director,
JOE BASS PROPERTY LTD.,
1, Ganiyu Adeboyejo Close,
Eputu-London,
Ibeju - Lekki,
Lagos.

PAYMENT OF REFUNDABLE COMMITMENT FEE

1. The above subject matter and the joint site visit to the 25 hectares of land tentatively identified for your company within Government Scheme, Lekki Sub-region refers, please.
2. Subsequent to this and the preference expressed for the site by your company, you are to make a refundable commitment fee of 50% of the total value of the proposed land allocation cost to the State Government to enable the further processing of the application for Mr. Governor's approval and allocation accordingly.
3. In view of this, please issue a bank draft of _____ payable to Lagos State Government as 50% part-payment for the proposed allocation of 25 hectares at the rate of _____ per hectare with a total cost of _____.
4. Please note that the payment of this refundable sum does not guarantee that your application will be approved.
5. Please your response on the payment/bank draft is expected within 14days of the receipt of this letter, failure upon which, the identified site and application process will elapse without further notice accordingly.
6. Thank you.


Mr. Bode Agoro
Permanent Secretary
(Lands Bureau)


Tpl. Olakunle J. Aboyeji
Ag. General Manager (NTDA)

NOTE: THIS LETTER IS MERELY A NOTIFICATION FOR PAYMENT OF REFUNDABLE COMMITMENT FEES AS STATED IN THE LETTER ABOVE AND DOES NOT REPRESENT A DEMAND NOTICE OR CONFER/TRANSFER ANY OWNERSHIP RIGHTS

GOVERNOR'S OFFICE
LANDS BUREAU

Block 13 & 14, The Secretariat, Alausa, Ikeja, Lagos, Nigeria.
PMB 1613, Ikeja Tel: 014538213, Website: www.lagosstate.gov.ng



Developer Land Surveyor Architect Building Contractor Estate Agency

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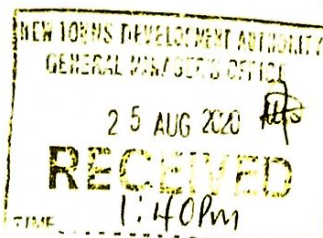
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Joe Bass
PROPERTY LTD.

1. Ganiyu Adeboyejo Close,
Eputu - London, Ibeju - Lekki,
Lagos

65, Adeba Road,
Off Lakowe Bus/Stop,
Off Lekki-Epe Expressway,
Ibeju-Lekki,
Lagos

The General Manager,
New Towns Development Authority,
Folawewo Street,
Off Ogundana Street,
Allen Avenue,
Ikeja,
Lagos.



20th August, 2020.

**RE: PAYMENT OF REFUNDABLE COMMITMENT FEE FOR 25 HECTARES OF LAND
TENTATIVELY IDENTIFIED BY OUR COMPANY [JOEBASS PROPERTY LTD] WITHIN
GOVERNMENT SCHEME, LEKKI SUB-REGION**

Please sir, reference to your letter ref NTD/PPD/002/40/1041/29 dated 5th August 2020
on the above, photocopy attached.

In response to the contents in the letter, we attached herewith a bank draft of
only in favour of Lagos State Government
(see attached 35 drafts of each being) part payment for the proposed
allocation of 25 hectares at the rate of only per hectare
with a total cost of ₦

The Balance of ₦ only will be paid immediately the
letter of allocation is received.

Thanks for your favourable response.

Yours Sincerely,

Management



LAGOS STATE GOVERNMENT

LANDS BUREAU

DEMAND NOTICE

File No NTD/PPD/002/40

Date: 31ST AUGUST, 2020

JOE BASS PROPERTY LTD

1, GANIYU ADEBOYEJU CLOSE,

EPUTU-LONDON, IBEJU-LEKKI, LAGOS STATE

APPLICATION FOR LAND UNDER THE PRIVATE SECTOR DEVELOPERS' PROGRAMME (PSDP) - IDERA CITY PRIVATE DEVELOPERS SCHEME

1. We acknowledge receipt of your application for land under the PSDP. Having satisfied our requirements in this regard, the following fees are payable immediately in order to process your application.

- (i) **Size of Land:** 25 HECTARES
- (ii) **Premium PSDP**
Agency Code: 4520000
Revenue code: 4040075
- (iii) **Annual Ground Rent:**
Agency Code: 4520000
Revenue code: 4040002A
- (iv) **Conveyance and Registration:**
Agency Code: 4520000
Revenue code: 0008388
- (v) **Stamp Duty:**
Agency Code: 4250000
Revenue code: 4010010
- (vi) **Development Charge:**
Agency Code: 77051
Revenue code: 31205
- (vii) **Survey Fee:**
Agency Code: 061004
Revenue code: 34101
- (viii) **Site Selection Fee payable to**
New Towns Development Authority:

Total Charges:



2. If these terms and conditions are acceptable to you, please forward a formal letter of acceptance together with six (6) Nos. Bank Certified Cheques issued in favour of Lagos State Government and one (1) number Bank Certified Cheque issued in favour of New Towns Development Authority within Sixty (60) days from the date of the demand Notice, failing which your application will be automatically rejected.

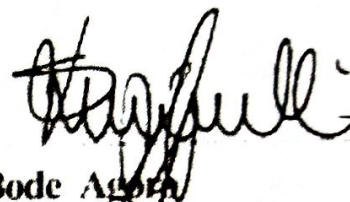
3. Please note that separate payments should be made to cover items (ii) to (vii) as indicated overleaf. Failure to pay with the right Agency / Revenue Code will lead to a delay in the processing of your application.

4. Thank you.

Yours faithfully,



Ololade Ajetunmobi
Executive Secretary
Land Use and Allocation Committee
Lands Bureau



Bode Agor
Permanent Secretary
Lands Bureau

NOTE: THIS LETTER IS MERELY A DEMAND NOTICE FOR PAYMENT AND DOES NOT CONFER OR TRANSFER ANY OWNERSHIP RIGHTS.

MR. GOVERNOR

Through: Permanent Secretary (Lands Bureau)

Handwritten: 28/8/2020

**RE: REQUEST FOR DIRECT ALLOCATION OF PARCEL OF LAND SITUATED
AT IDERA SCHEME, IBEJU LEKKI LOCAL GOVERNMENT AREA, LAGOS
STATE**

1. The above subject refers please.
2. In a letter dated 23rd July 2020 addressed to the General Manager, New Towns Development Authority (NTDA), Joe Bass Property Limited applied for allocation of 50 hectares of land within Idera via Oriki Village, Ibeju-Lekki Local Government Area for real estate development targeting more than 500 units of housing development.
3. Consequently, Officers from NTDA carried out a joint inspection of the subject site with representatives of Joe Bass Property Limited to determine the current state of the land and its suitability for the proposed project. Thereafter, a parcel measuring approximately 25 hectares was tentatively selected for the projected development.
4. The location of the subject land falls within the Idera City Private Developers Scheme and the applicant's representatives expressed satisfaction with the selected location. Furthermore, the status of the land was reported thus:
 - i. That the subject land is accessible through an earth road off Lekki-Epe Expressway.
 - ii. That the scheme is vacant with primary vegetation.
 - iii. That there are pockets of encroachment within the scheme.
5. In order to demonstrate their willingness and ability to undertake the project, Joe Bass Property Limited duly made a commitment in the sum of ₦
... as requested, being payment of refundable commitment deposit.
7. To this end, we humbly recommend the allocation of the 25 hectares of land at Idera City Private Developers Scheme to the applicant Joe Bass Property Limited. The fees payable therefore are outlined thus: -

i.	Scheme:	Idera City Private Developers Scheme
ii.	Size:	25 hectares
iii.	Rate:	
iv.	Premium:	
v.	Annual Ground Rent:	
vi.	Registration & Conveyance:	
vii.	Stamp Duty:	
viii.	Development Charge:	
ix.	Survey Fee:	
x.	Site Selection:	
	Total	

PRAYER

8. In view of the foregoing, Mr. Governor is most respectfully invited to consider and approve as follows:-

- i) That 25 hectares of land be allocated to the Joe Bass Property Limited within Idera City Private Developers Scheme at a total cost of ₦17
- ii) That the Office of the State Surveyor General (OSSG) should prepare a survey plan of the subject land measuring 25 hectares at Idera City Private Developers Scheme, Ibeju-Lekki Local Government Area
- iii) That Lands Bureau should issue title in favour of Joe Bass Limited for the subject land measuring 25 hectares at Idera City Private Developers Scheme, Ibeju-Lekki Local Government Area.

9. Submitted please.

Abou M. Faig
Chief Lands Officer
27th August 2020

Approved

MR. GOVERNOR

The memo herein is humbly recommended for approval. The applicant has shown commitment and is ready and willing to move to site after all due approvals have been obtained. This will minimise and even prevent encroachment on our scheme while at the same time generate revenue to the state.

Submitted AS

Banghulu 28/8/2020

Bode Agbo Perm Sec Lands

ESLUNE

pls treat further & endorse
current reply 31/8/2020
PS Lands