

JAPA ESTATE

www.japaestate.com

GTBank FCMB Ecobank The Pan African Bank

JAPA ESTATE (city within a city)

01

Japa Estate is an exquisitely built housing estate of 300 units on 31 hectares. The infrastructure is designed to guarantee the comfort and safety of residents.

The estate has 3 residential categories; High, Medium and Low density housing types with supporting educational, recreational and commercial land uses.

LOCATION: Japa Estate is located at Gurku behind Mpape Hills in Karu Local Government Area of Nasarawa State. The estate will be accessible from Abuja through the 6 lane access road linking Gurku through Mpape currently under construction.

FACILITIES AND SERVICES: Japa Estate offers quality facilities that gives value to comfortable and secured living.

FACILITIES AND SERVICES

- Main entrance gate to accommodate corporate guards and Nigerian Police Force outpost
- CCTV Cover
- Electricity Sub-station & distribution network with in-biult solar & data circuits
- 2.7 Km Road network paved with 8cm concrete interlocking blocks
- Covered concrete drainage system
- Central sewage disposal system
- Pre-cast concrete perimeter fence
- Fire vehicles and hydrants
- Individual property to have Nassarawa State Govt. certificate of occupancy (C of O)

- Shopping Mall (with banking hall) - 4,300 SQ M - For Sale
- 45 Rooms Hotel..... 4,200 SQ M - Not For Sale
- Nursery and Primary School..... 4,600 SQ M - For Sale
- Clinic..... 2,500 SQ M - For Sale
- Neighborhood Sport Complex (to include fitness and health training Centre)..... 10,000 SQ M - Not For Sale

- Event Centre..... 4,300 SQ M - For Sale
- Recreational Parks
- Children Play ground } ..... Various Sizes For Sale
- Corner Shops
- Places of worship (Church and Mosque)
- Filling Station and cooking gas sales point ..... Not For Sale
- On-estate garden & farmers market

JAPA ESTATE LAYOUT & TITLE

02



NS 32904
R. of O. Ref. No.

NASARAWA STATE GOVERNMENT

MINISTRY OF LANDS AND TOWN PLANNING, LAFIA

OFFER OF TERMS AND CONDITIONS OF GRANT OF RIGHT OF OCCUPANCY

Name: AYUBA YOHANNA LASSA

Address: NO 7 A AGUIYI IRONSI STREET, KURUDU, ABUJA, FCT, NIGERIA

R-of-O Date: 07/12/2016

I am hereby directed to convey the approval of the Governor of Nasarawa State of the grant of a Right of Occupancy in respect of Plot No.: **32904** having an area of approximately **31.06Ha** within **KARU L.G.A.** in Cadastral Zone **D24** of **KABUSU** and described by: **AT GURKU VILLAGE IN KARU L G A** on the following terms and conditions:

(i)	**Development Charge / Premium:**	₦ 25.00/m²
(ii)	**Rent Per Annum:**	₦ 6.00/m²
(iii)	**Improvement Value:**	NOT LESS THAN TWO HUNDRED MILLION NAIRA
(iv)	**Purpose:**	COMMERCIAL (COMMERCIAL HOUSING ESTATE)
(v)	**Lease Term:**	99 YEARS
(vi)	**Rent Revision:**	EVERY FIVE YEARS

(2) Furthermore, the following conditions shall, in addition to other conditions, be included in the Certificate of Occupancy evidencing the grant of this Right of Occupancy:

(i) Within two years from the date of the commencement of the Right of Occupancy to erect and complete on the said plot, buildings or other works specified in detailed plans recommended by the Nasarawa State Urban Development Board (NUDB) and other Officers so appointed and approved by the Commissioner 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 nor make or permit to make 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 Commissioner or NUDB or any other Agency empowered to do so.

(iii) 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.

(iv) 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 consent first had and obtained from the Governor.

(v) The Commissioner or any public officer duly authorised by the Governor on his behalf shall have power to enter upon and inspect the land comprised in this Right of Occupancy or any improvements effected therein at any reasonable hours during the day and the occupier shall permit and give free access to the Commissioner or any such officer to enter and so inspect.

(3) This Right of Occupancy shall commence on the date of acceptance as signified by you in writing and shall be within one month from the date of this Right of Occupancy.

(4) 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 building plan approvals.

(5) A breach or failure to comply with any or all of the terms stated herein shall be liable to the withdrawal of this Right of Occupancy.

Yours faithfully,

K. D. Adamu

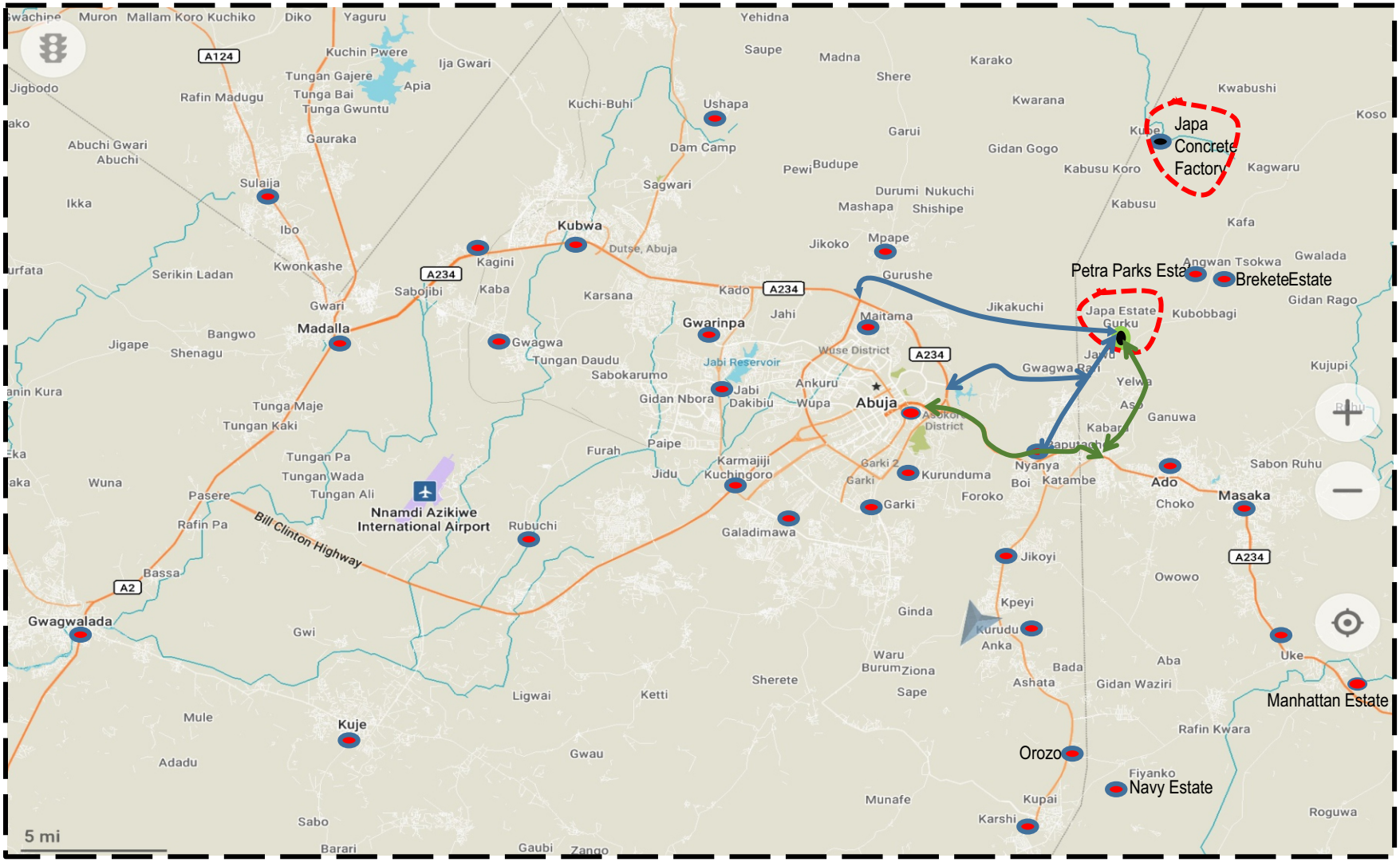
for: Honorable Commissioner

MINISTRY OF LANDS AND TOWN PLANNING, P.M.B. 040 LAFIA, NASARAWA STATE, NIGERIA
NAGIS SERVICE CENTRE MARARABAN GURKU, TEL. 08054822552, 07032677637, info@nagis.org

SCREEN COPY

JAPA ESTATE LOCATION CROSS-REFERENCED WITH OTHER LOCATIONS IN ABUJA

03



JAPA ESTATE LOCATION



JAPA ESTATE MAIN ENTRANCE GATE

05

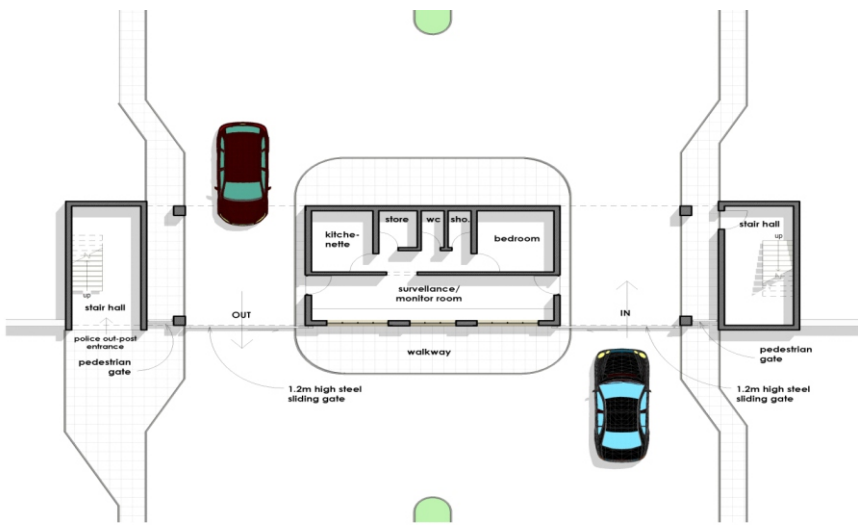
HOUSING THE POLICE OUTPOST AND CORPORATE GUARDS



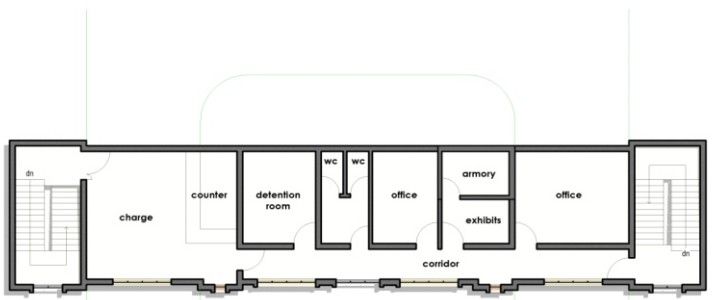
MAIN GATES FLOOR PLANS

GATE GROUND FLOOR PLAN

GATE FIRST FLOOR PLAN



GROUND FLOOR PLAN (JAPA ESTATE MAIN ENTRANCE GATEHOUSE)



FIRST FLOOR PLAN (JAPA ESTATE MAIN ENTRANCE GATEHOUSE)

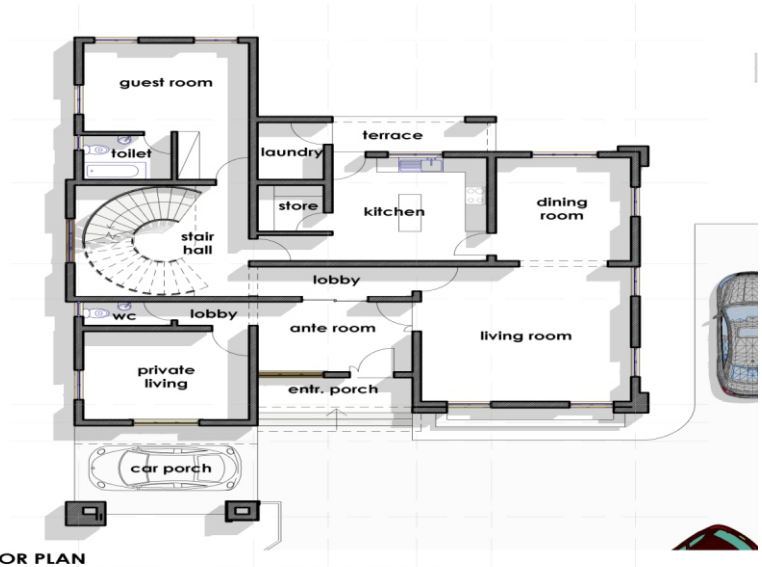
5 BEDROOM DUPLEX WITH DETACHED GUEST CHALET AND BOYS QUARTERS ON 1080 SQ M

07



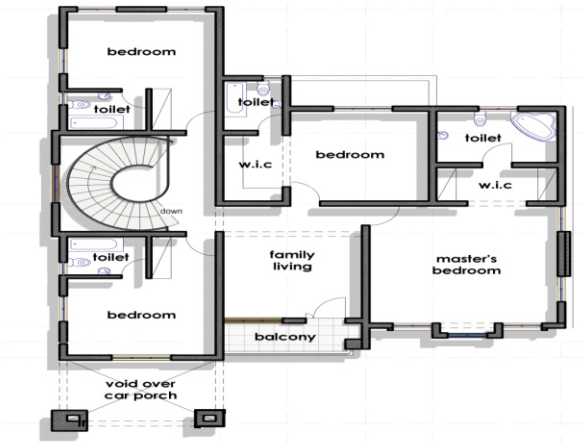
PRICES / PAYMENT OPTIONS	LAND ONLY	INFRASTRUCTURE LEVY	CARCASS BUILDING	COMPLETE BUILDING
OPTION 1: Outright Payment	Plot (1080 sq m) _____			
OPTION 2: Instalmental Payment	6 months instalments Start _____ & pay _____ in five months			

5 BD RM GROUND FLOOR PLAN



GROUND FLOOR PLAN
(5-BEDROOM DUPLEX WITH CHALET AND BOYS' QUARTERS)

5 BD RM FIRST FLOOR PLAN



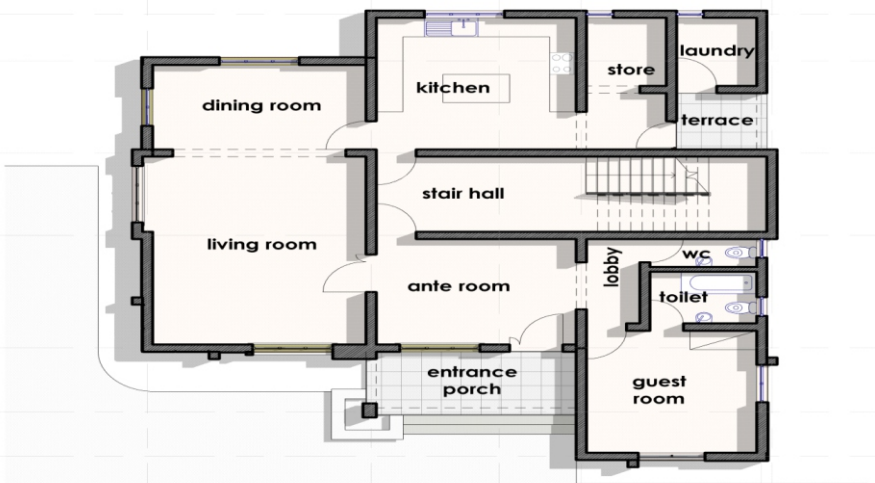
FIRST FLOOR PLAN
(5-BEDROOM DUPLEX WITH CHALET AND BOYS' QUARTERS)

4 BEDROOM DUPLEX WITH DETACHED BOYS QUARTERS ON 720 SQ M



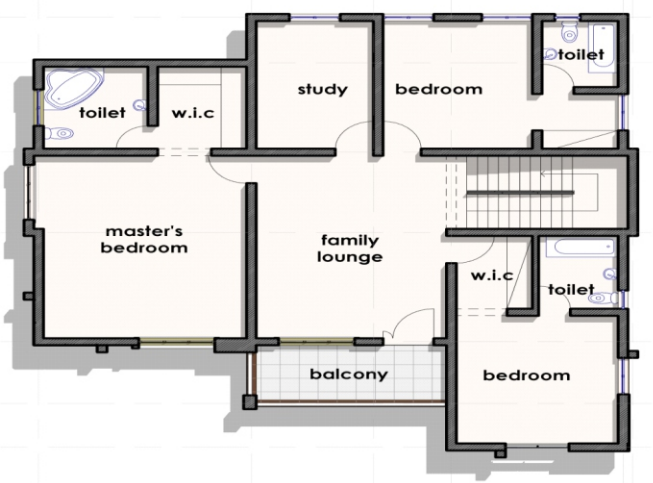
PRICES / PAYMENT OPTIONS	LAND ONLY	INFRASTRUCTURE LEVY	CARCASS BUILDING	COMPLETE BUILDING
OPTION 1: Outright Payment	Plot (720 sq m) _____			
OPTION 2: Instalmental Payment	6 months instalments Start _____ & pay _____ in five months			

4 BD RM GROUND FLOOR PLAN



GROUND FLOOR PLAN
(4-BEDROOM DUPLEX WITH 2-ROOM BOYS' QUARTERS)

4 BD RM FIRST FLOOR PLAN



FIRST FLOOR PLAN
(4-BEDROOM DUPLEX WITH BOYS' QUARTERS)

3 BEDROOM BUNGALOW WITH ATTACHED BOYS QUARTERS ON 540 SQ M



PRICES / PAYMENT OPTIONS	LAND ONLY	INFRASTRUCTURE LEVY	CARCASS BUILDING	COMPLETE BUILDING
OPTION 1: Outright Payment	Plot (540 sq m) _____			
OPTION 2: Instalmental Payment	6 months instalments Start _____ & pay _____ in five months			

3 BD RM FLOOR PLAN



FLOOR PLAN
(3-BEDROOM BUNGALOW WITH 1- ROOM BOYS' QUARTERS)

2 BEDROOMS SEMI DETACHED DUPLEX WITH ATTACHED BOYS QUARTERS ON 300 SQ M



PRICES / PAYMENT OPTIONS	LAND ONLY	INFRASTRUCTURE LEVY	CARCASS BUILDING	COMPLETE BUILDING
OPTION 1: Outright Payment	Plot (300 sq m) _____			
OPTION 2: Instalmental Payment	6 months instalments Start _____ & pay _____ in five months			

2 BD RM GROUND FLOOR PLAN



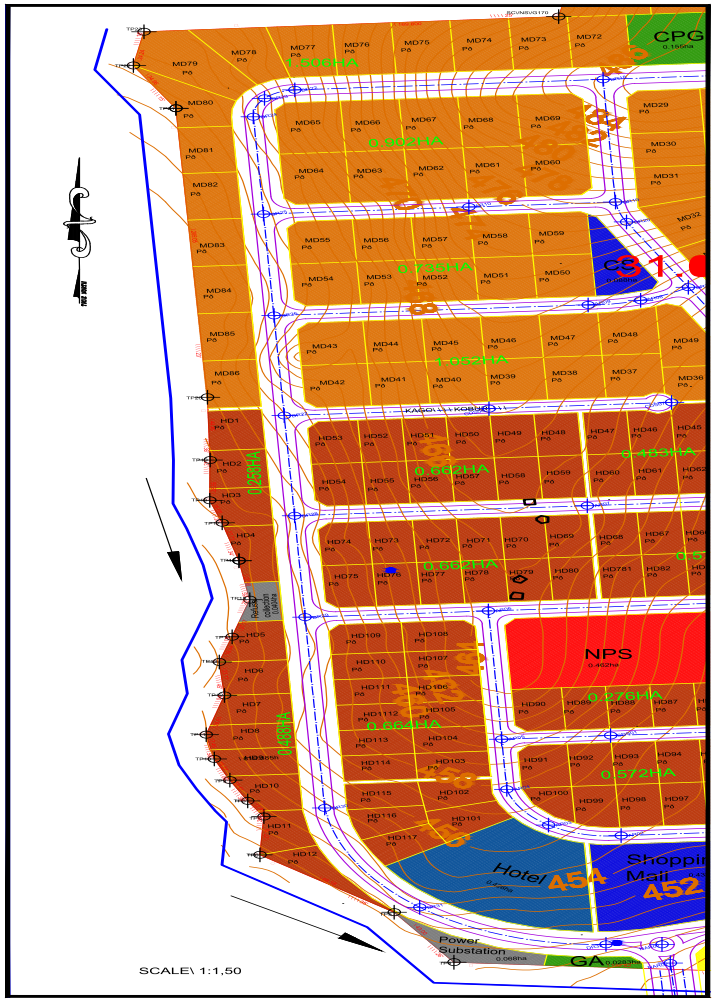
GROUND FLOOR PLAN
(2-BEDROOM SEMI-DETACHED DUPLEX WITH ONE ROOM BQ)

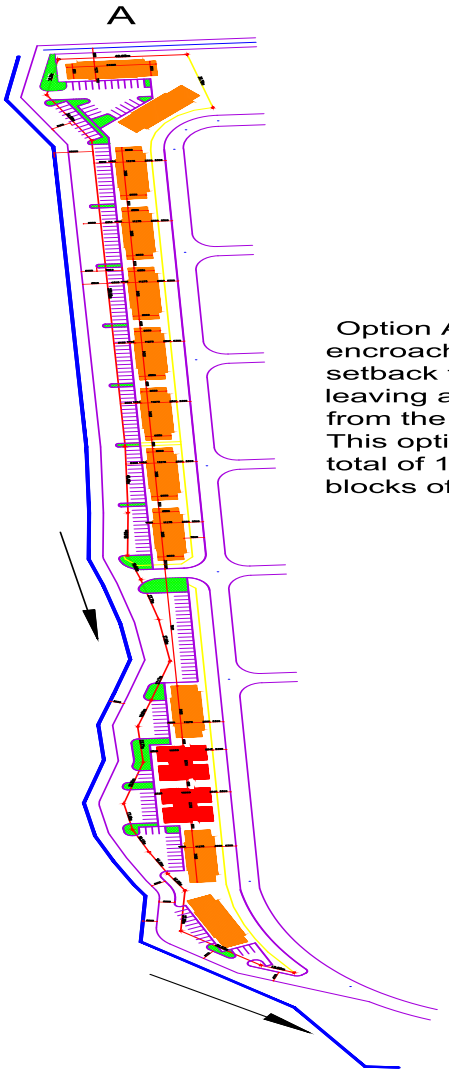
2 BD RM FIRST FLOOR PLAN



FIRST FLOOR PLAN
(2-BEDROOM SEMI-DETACHED DUPLEX WITH ONE ROOM BQ)

JAPA ESTATE LOW COST HOUSING OPTION

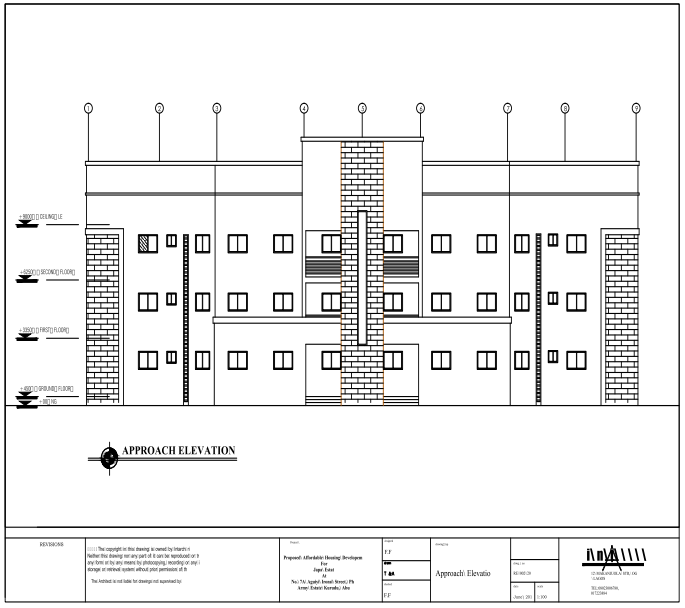




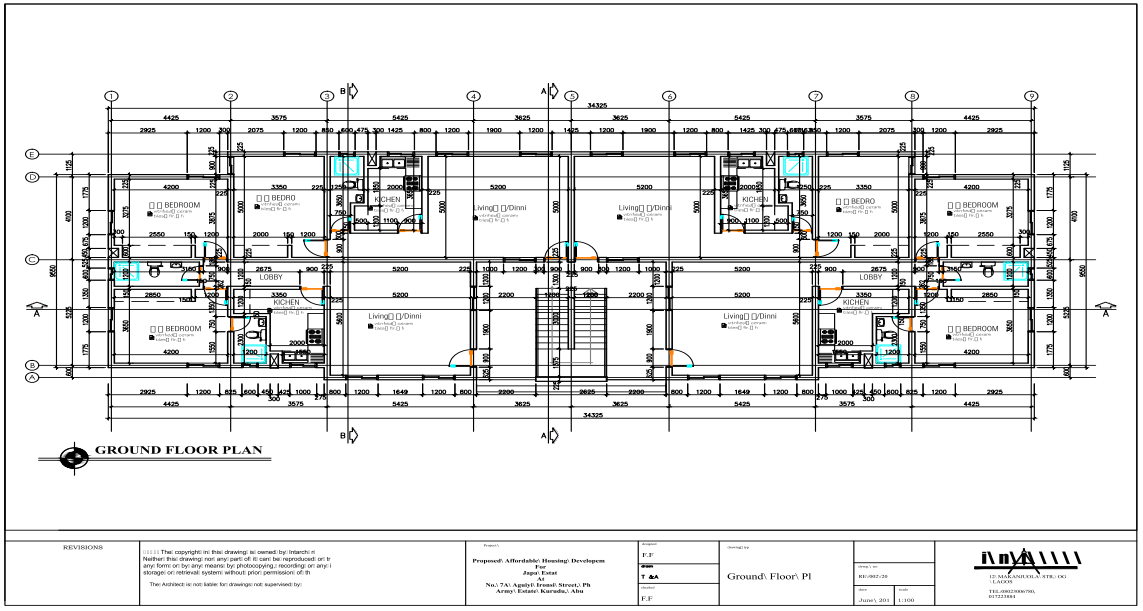
Option A: provides for an encroachment into the setback to the river bank, leaving a setback of 5.6m from the eagle of the road. This option allows for a total of 168 units, I.e. 14 blocks of 12 units each.

LAYOUT 1&2 BEDROOM BLOCK OF FLATS

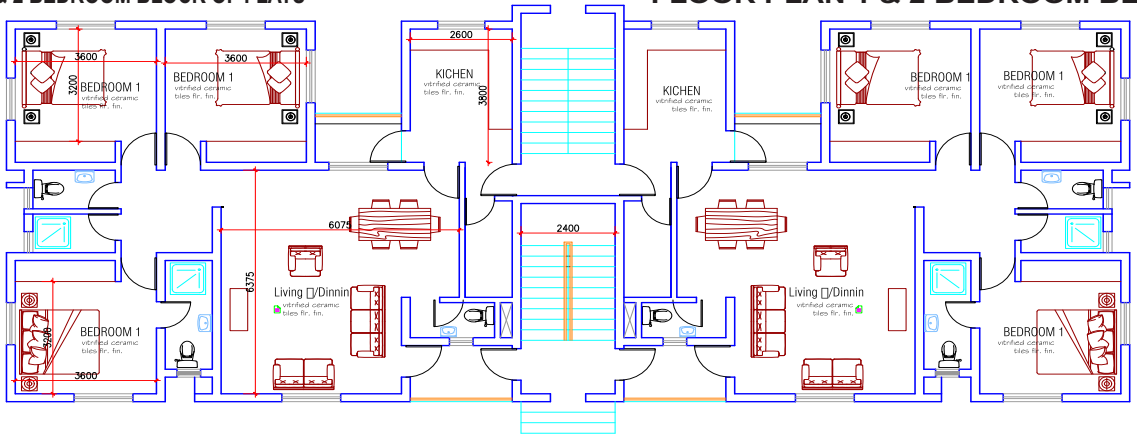
JAPA ESTATE LOW COST HOUSING OPTION



FRONT ELEVATION 1 & 2 BEDROOM BLOCK OF FLATS



FLOOR PLAN 1 & 2 BEDROOM BLOCK OF FLATS



FLOOR PLAN 3 BEDROOM BLOCK OF FLATS

AVAILABLE FACILITIES



MEDICAL CLINIC ON 2,500 SQ M

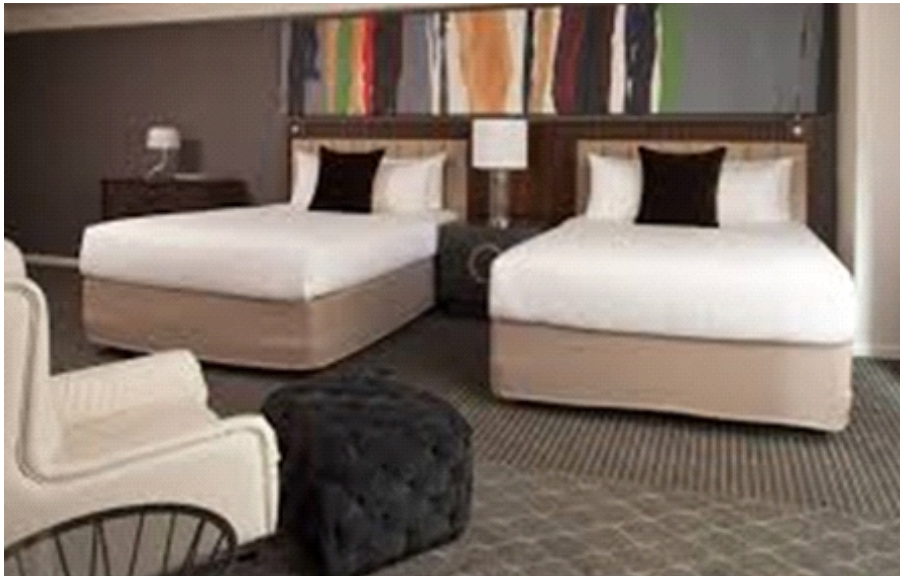


NEIGHBORHOOD SPORTS COMPLEX
INCLUDING FITNESS & HEALTH TRAINING CENTRE
ON 10,000 SQ M

AVAILABLE FACILITIES

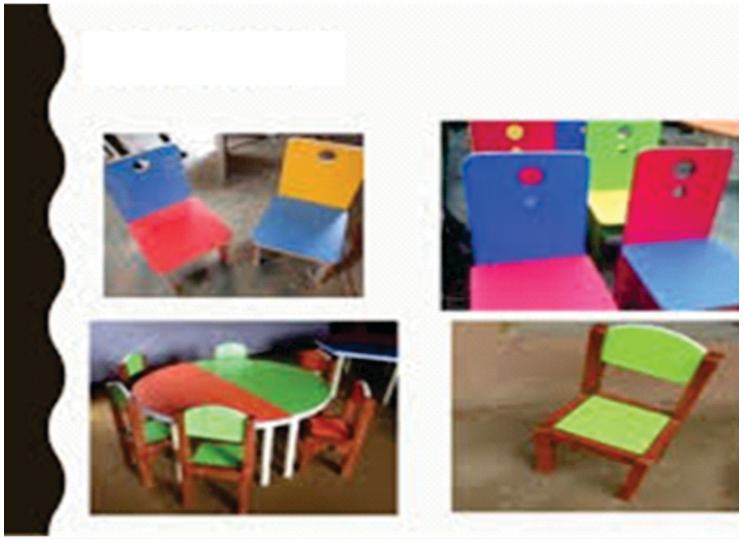


45 ROOMS HOTEL ON 4,200 SQ M



HOTEL ROOM

AVAILABLE FACILITIES





NURSERY & PRIMARY SCHOOL ON 4,600 SQ M

AVAILABLE FACILITIES



SHOPPING MALL ON 4,300 SQ M



FARMERS MARKET



PRE-CAST CONCRETE PERIMETER FENCE

AVAILABLE FACILITIES



CHURCH



MOSQUE

AVAILABLE FACILITIES



WAREHOUSE ON 4,200 SQ M

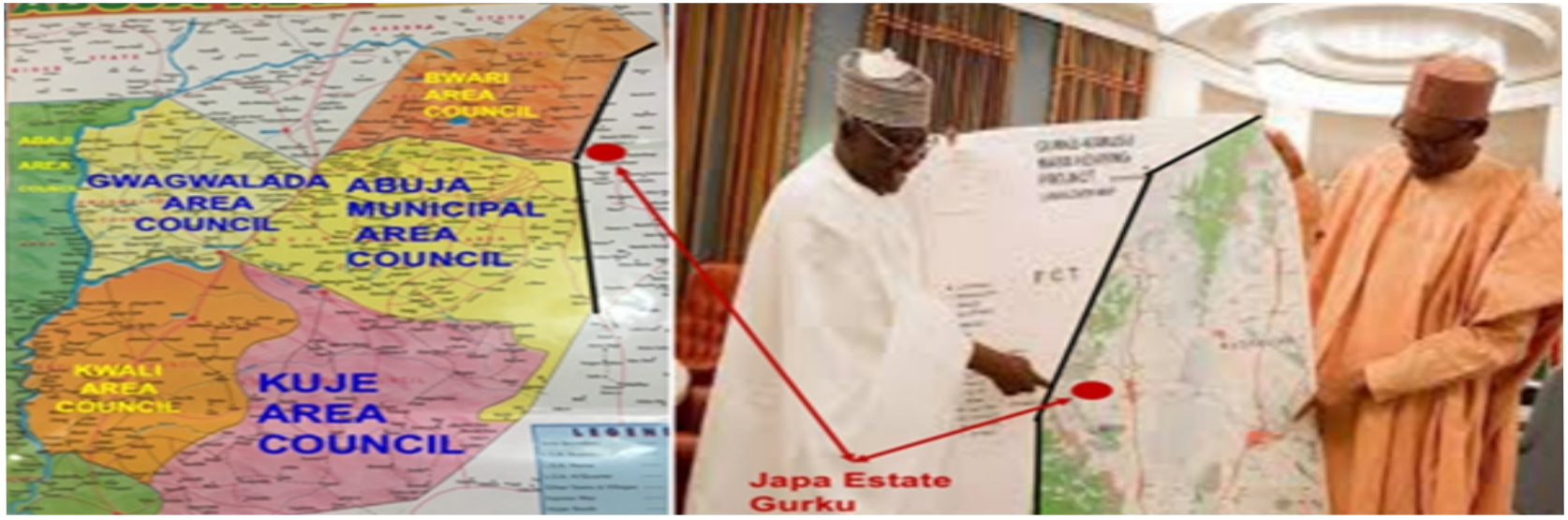


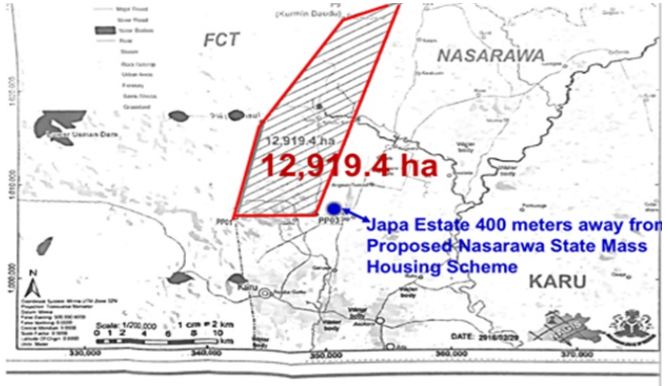
FUEL FILLING STATION



COOKING GAS REFILL STATION

PROPOSED NASARAWA STATE MASS HOUSING ESTATE IN GURKU ADJACENT TO JAPA ESTATE





PROPOSED NASARAWA STATE MASS HOUSING ESTATE IN GURKU

Notice is hereby given, that **ALL** parcel of land situated between the FCT and Nasarawa State boundaries from Gurku to Kabusu in Karu Local Government Area of Nasarawa State of Nigeria, measuring about **13,000 hectares**, the boundaries of which are described below, are hereby acquired by the Governor of Nasarawa State, acting under the powers conferred on him, by the **Land Use Act Cap L.5 LFN, 2004**, to be set aside for the use of the Nasarawa State Government of Nigeria for overriding public interest (i.e. Development of Mass Housing Scheme in Gurku, Kabusu Area).

DESCRIPTION:
Starting point from PP1 whose Universal Traverse Mercator (UTM) Coordinates area 1006594.000 mN, 342640.000 mE of the Minna Datum, which is a point on FCT and Nasarawa Boundary Line, between P11 (Gurku) and P10 (Kabusu). The boundaries run in straight lines, the bearing and distances of which are as follows:

FROM	TO	DIST. km	BEARING
PP01	P10 (Kabusu)	10.3	12° 00'
P10 (Kabusu)	P9 (Kurmin Daudu)	12.7	30° 00'
P9 (Kurmin Daudu)	PP02	4.8	67° 00'
PP02	PP03	23.5	195° 00'
PP03	PP01	6.4	267° 00'

GOVT PLANS ARROUN JAPA ESTATE

3KM OF INTERNAL ROAD CORRIDOR DONE SO FAR







3KM OF INTERNAL ROAD CORRIDOR DONE SO FAR







ABOUT THE CEO VC & BRAINS LIMITED
AIR COMMODORE AYUBA Y LASSA (RETIRED)

Dear Ayuba, the main purpose of this letter is my wish to place on record my sincere appreciation and gratitude for your loyal service and brotherly support to me during and especially after my tour of duty in Abuja. Your concern for my personal well being was very often beyond the call of duty. All that I can do or say at the moment is to say simply: thank you very much indeed. May God reward you a million fold. Take care and best wishes always.

Lieutenant General Rufus Modupe Kupolati (Retired and of Blessed Memories)
Commander, Armed Forces and Police PTF (September 2000)

Wing Commander AY Lassa, during the period, July 2001 to January 2004, you were assigned to 435 Base Services Group as the Officer Commanding, Works and Services Squadron, through personal interest and perseverance, you performed your duties in an outstanding manner and helped contribute directly to the overall mission accomplishments of this Unit. Throughout this period, you have proved yourself as an outstanding officer having demonstrated originality as well as the ability to understand and judge things quickly and clearly in accomplishing the following:

a. *Modification and Re-construction of the water production and processing system.*
b. *Effective supervision of the direct labor renovation of over 7 airmen's residential blocks.*
c. *Pro-activeness in ensuring the functioning of all utilities.*

In fact, you applied yourself in such a manner that you became an expert in the analysis and rectification of faults in most of our utilities.
Your service as the Officer Commanding the Works Squadron has been in the highest tradition of the Nigerian Air Force. In view of the above, I, the Commander, 435 Base Services Group, on behalf of all officers and men, of Sam Ethnan Air Force Base is pleased to present you with this letter of commendation. Though this letter is a little late, but my gratitude has not diminished.
It is with sincere appreciation that I congratulate you for a job well done.

Group Captain (Now Air Vice Marshal Rtd) T Dick-Iruenabere
Commander (March 2004)

Group Captain Ayuba Y Lassa, you were appointed a member of the Special Task Force set up to supervise the completion of the new Defence Intelligence Agency Headquarter Complex. In spite of your primary deployment as the Deputy Director Personnel Management I noted with pleasure and satisfaction, your commitment and perseverance in providing technical advice and close supervision that enabled the speedy completion of the project and to the highest standard. The project was highly admired by all including Mr President, Commander in Chief of the Armed Forces, ***His Excellency President Goodluck Ebele Jonathan GCFR,*** *when he commissioned the complex September, 2013. Your uncommon attention to details and selflessness ensures judicious use of funds earmarked for the project. Indeed, your efforts projected the image of the Agency positively. In view of the above, I wish to heartily commend you for your efforts and to urge you to keep up the good work. Well done and congratulations.*

Major General SY AUDU (Retired)
Chief of Defence Intelligence (September 2013)

JAPA ESTATE
www.japaestate.com

JAPA ESTATE MASTER MIND TEAM

Air Commodore Ayuba Yonanna Lassa (Retired)
CEO VC & Brans Ltd - Owners of Japa Estate

Mr Paul Mele Gadzama
Mazaram Topp, Rayfield Jos, Plateau State

Alh. Adamu Jafiya
No 1 Shaw Brain & Harmers Estate Life Camp Abuja

Engr Haruna Ayuba Lassa (B Mech Engr, Pilot)
General Manager VC & Brans Ltd - Owners of Japa Estate

Mr Daniel Ishaya
Principal Partner: Thinking Fellows Consultants - Cost Consultant

Arc Evans Ehizo (mnia)
Nasamu Engineering Services

Engr ST Shamang
Civil, Water & Sewage Engineer

Pastor Emmanuel Oke
Electrical Engineer

Mr TC Carthword (American)
Project Manager

Barrister Paul Yohanna Banu
Asset Protection And Company Secretary

Our Core Values: ***SERVICE, EXCELLENCE & HUMAN DIGNITY***

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