

INSPECTION SURVEY AND VALUATION REPORT

ON

**THE FARM LANDS AFFECTED AND DESTROYED BY
DISCHARGE OF WATER FROM HYDRO DAM**

LOCATED

AT

**WUCHI AND GUZAN COMMUNITY, MOKWA & EDATI
LOCAL GOVERNMENT AREA, NIGER STATE**

MAY, 2025



DADA AZHI & COMPANY

Estate Surveyors & Valuers



OFFICES

Opposite Bwari,
Area Council Secretariat,
FCT Abuja.



08035862884
08053913668
08121417757

No. NS.B 2
Off Kangiwa Road,
Unguwa Nassarawa,
Chanchaga, Minna



DADA AZHI & COMPANY

Estate Surveyor & Valuers



OFFICES

Opposite Bwari
Area Council Secretariat
FCT Abuja



08035862884
08053913668
08121417757

No NS. B 2
Off Kangiwa Road
Unguwa Nasarawa
Chanchaga, Minna
Niger State

Our Ref:

Your Ref:

Date: 28th May, 2025

**The Village Heads of Wuchi and Guzan
Community
Mokwa & Edati
Niger State.**

Dear Sir,

**INSPECTION SURVEY AND VALUATION ASSESSMENT ON FARM CROPS
AFFECTED AND DESTROYED BY DISCHARGE OF WATER FROM HYDRO
DAM LOCATED AT WUCHI AND GUZAN COMMUNITIES IN MOKWA &
EDATI LGA, NIGER STATE**

We hereby present the executive summary of the above captioned valuation report.

EXECUTIVE SUMMARY

Asset Type:

Community Farm Lands

Date of Valuation:

15th May, 2025

Purpose:

The valuation exercise was carried out to assess the community Farm Lands affected and destroyed by discharge of water from Hydro Dam with a view of payment of compensation for loss of their assets.

Opinion of Market Value:

*Five Billion, One Hundred and Fifty Million
Naira Only (₦5,150,000,000:00)*

Identification of Firm: Dada Azhi & Company, Estate Surveyors & Valuers.

Name and Qualifications of the Valuer: ESV. Aaron A. Dada, ANIVS, RSV, and his team

MAIN REPORT

1.0 INTRODUCTION

1.1 Instruction/ Brief

Arising from the instruction we received vide letter of instruction reference **WGC/VAL/01/2025** Dated 3rd January, 2025 from the Village Heads of Wuchi and Guzan to carry out the valuation assessment of the property herein captioned above, we have inspected the properties and we are pleased to present the details of our investigations, findings, examination and our opinion of value based on the physical assessment and analysis of the data at our disposal in the course of the inspection survey and valuation assessment exercise.

1.2 Date of Inspection:

The property was inspected on the 7th day of May, 2025. This is the effective date of our valuation, as all facts presented herein and our opinion of market value and forced sale value are related thereto.

1.3 Purpose of Valuation:

The valuation assessment exercise was carried out to assess the community Farms affected and destroyed by discharge of water from Hydro Dam with a view assisting the affected community with financial aid to reinstate their destroyed property.

1.4 Definition:

Market Value

This is the best price, at which an interest in a property might reasonably be expected to be sold by private treaty at the date of valuation assuming a willing seller; a reasonable period within which to negotiate the sale; taking into account the nature of the property; the state of the market; that value will remain constant throughout the period; that the property will be freely exposed to the market and no account is to be taken of an additional bid by a special purchaser.

2.0 PHYSICAL AND LEGAL INFORMATION ON THE PROPERTY

2.1 Location:

The subject property is located at Wuchi and Guzan, Community under Mokwa & Edati Local Government Area respectively. Wuchi community is a village in Ja'agi Ward under Mokwa Local Government Area while Guzan is also is a village and a ward under Edati Local Government Area, Niger State. Consequently they had accessible road network to and fro through untarred and named road linking to their various community along the River Niger.

2.2 Neighborhood:

The subject properties are located at Wuchi community near and Guzan community within the neighboring villages of Gata, Ganegi, Tako, Gbodoti and Kpanbo mostly residential,

agricultural and educational developments of varying types.

2.3 Site:

The site on which the subject village situates is of swampy and drains earth crust with fair terrain. It has adequate and suitable topographical landscape for dwelling and arable farming.

2.4 Description And Analysis: The subject properties are mainly Farms with farm inputs destroyed and affected by water discharge from Hydro Dam wholly and partly rice farms, power tillers, solar generators with panels, fertilizers, herbicides, farming tools/equipment, fish ponds, residential buildings (huts). The affected area covers a total of 2,567 Hectares and total numbers of 313 affected persons with different level of damages. Find detailed list of the affected persons on pages 10-26.

8

9

10

11

12

13

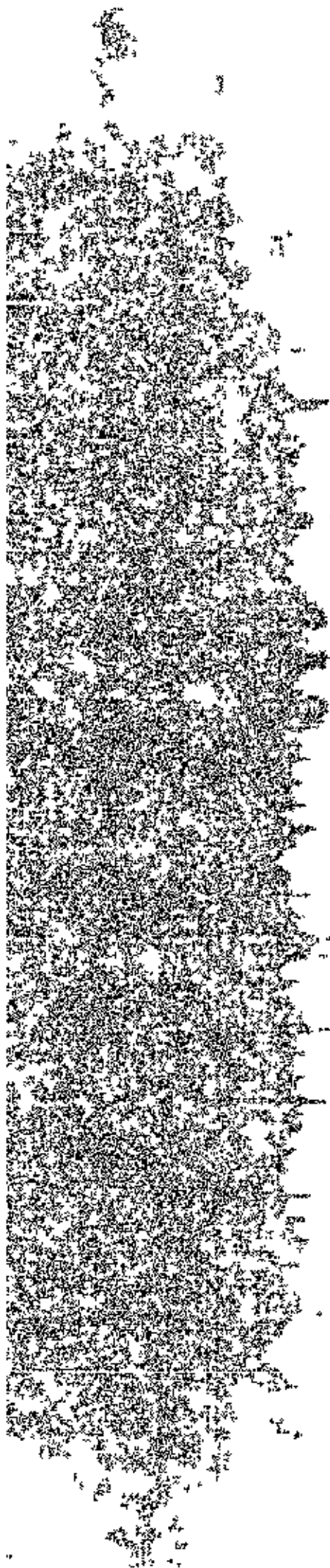
14

15

16

2.5 Affected Communities:

S/N	Community	Nos. Persons	Size/Hect.	Tons/Hect	Total Metric Tons/Hect.	Unit Rate/Hect
1	Wuchi 1	85	717	2.2	1577.4	900,000
2	Wuchi 2	21	276	2.2	607.2	900,000
3	Wuchi 3	143	1,102	2.2	2424.4	900,000
4	Wuchi 4	11	55	2.2	121	900,000
5	Guzan	42	188	2.2	413.6	900,000
6	JAF	11	229	2.2	503.8	900,000
	Total	313	2,567		5,647	



100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

2.6 Pictorial Views of the Farm:

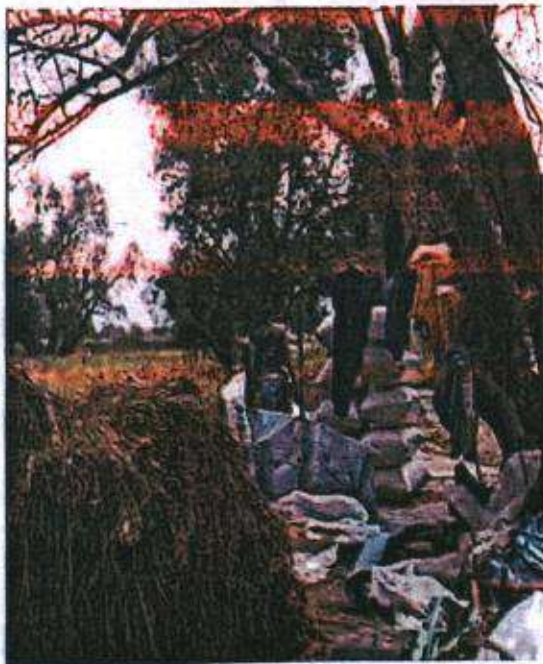
Part of the Farm After Release of the Hydrom Dam Water



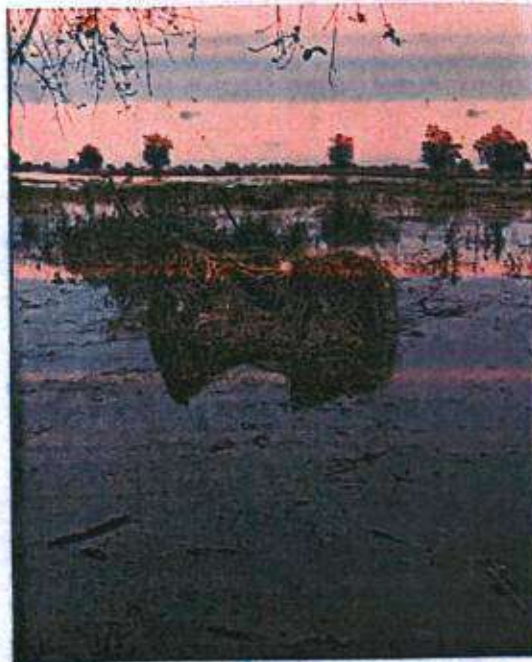
Some Part of Tools



Power Tiller

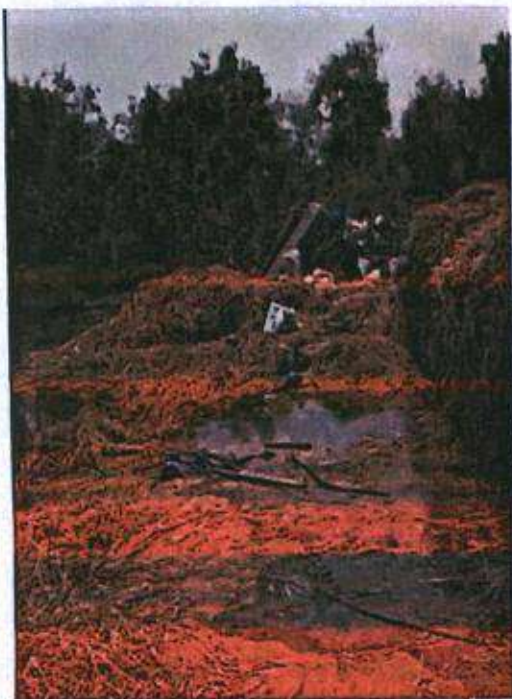


Some Harvested Paddy Rice

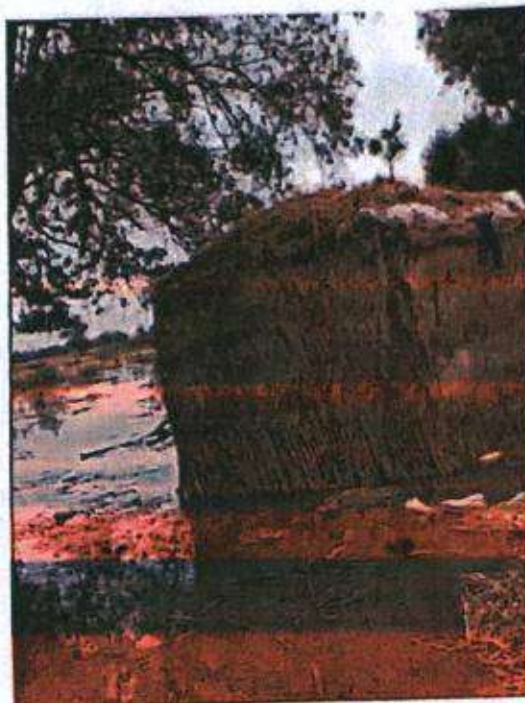


Submerged Store

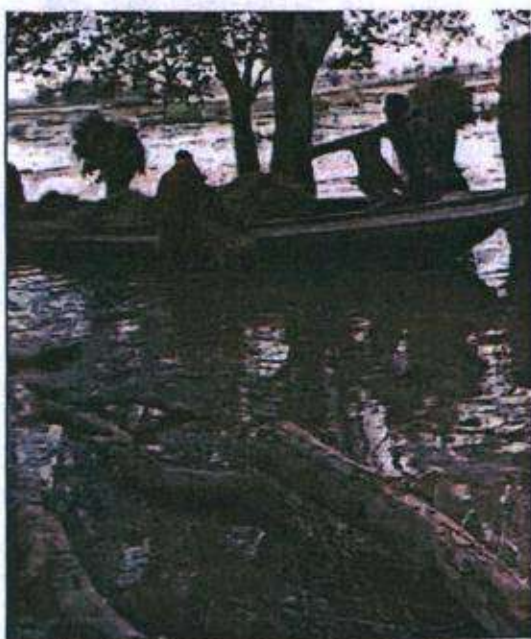
Part of the Farm After Release of the Hydrom Dam Water



Submerged Harvested Rice



Submerged Hut



Canoe evacuating submerged Rice



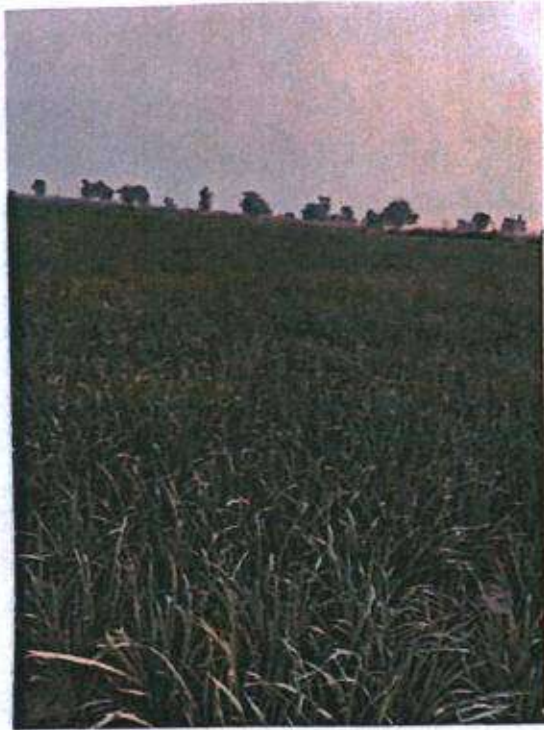
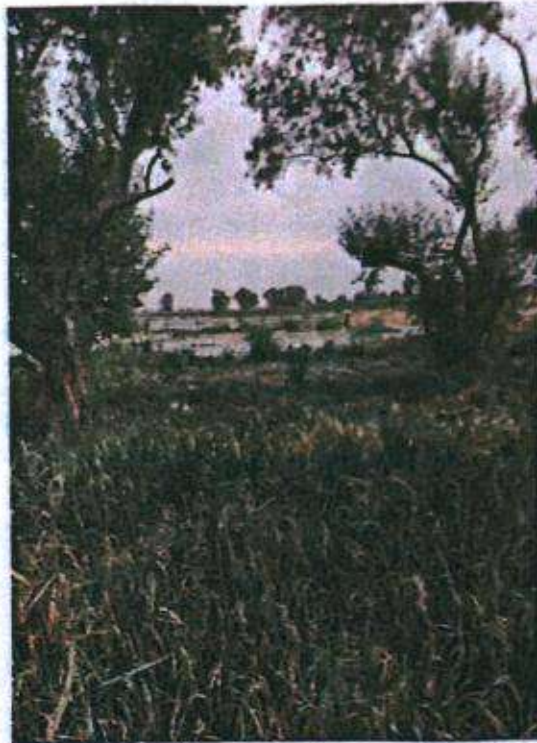
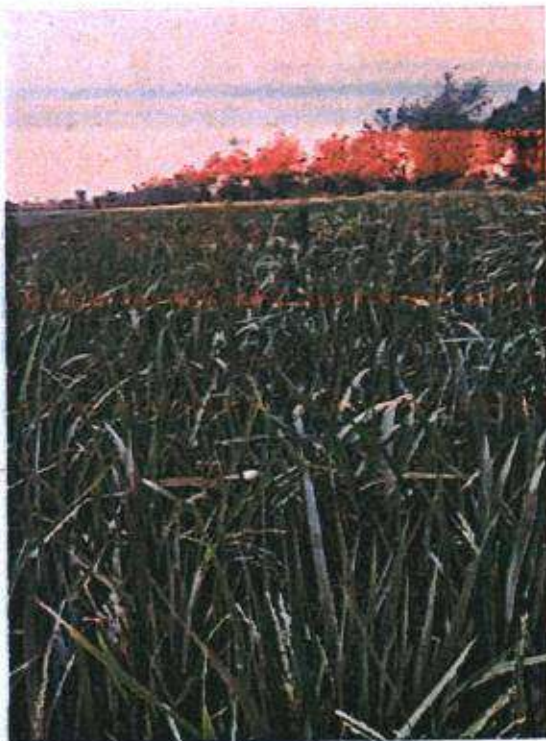
Submerged Rice

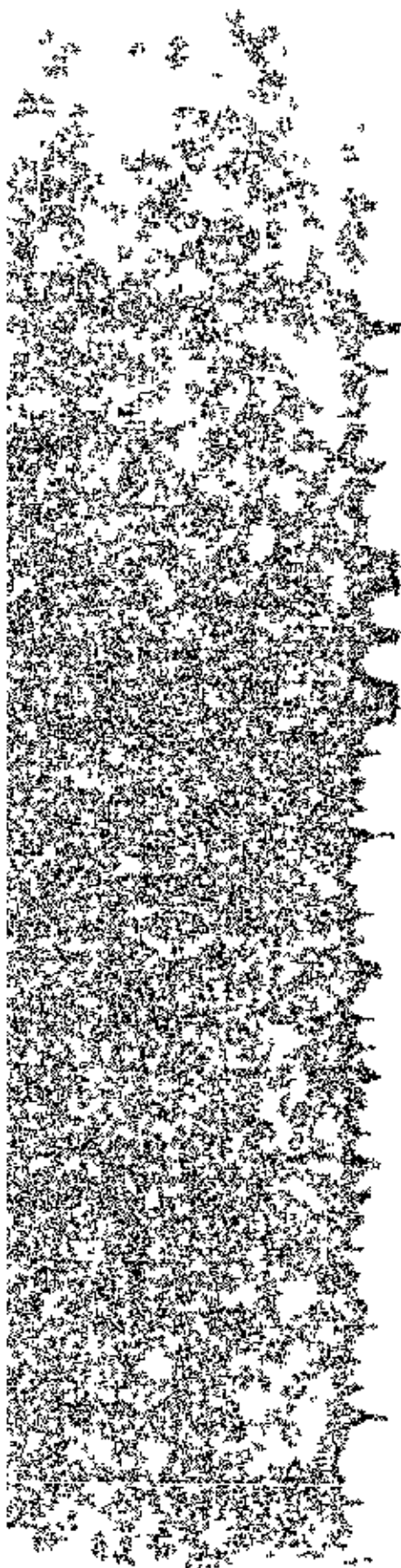
1

2

3

Part of the Rice Farm Before Release of the Dam Water





2.7 Town Planning:

The subject is situated in a Government planned area. The entire neighborhood is laid-out and has the approval of the relevant planning authority. Therefore, no future development proposal could affect the present character of the property envisage as at the time of preparing the report.

2.8 Services:

Electricity from Abuja Electricity Distribution Company (AEDC) and portable water from boreholes, hand dug well are connected to the neighborhood. The road network leading to and from the farms are untarred and fairly motorable.

2.8 Title:

We reliably gathered from the clients that majority of the properties are covered by a good root of title from the customary authority. On this note, any party wishing to transact on the property should conduct normal search of the title to ascertain the authenticity of the title documents.

3.0 ECONOMIC SURVEY AND MARKET ANALYSIS

3.1 Economic Background of Minna, the Capital City of Location:

Minna is the capital of Niger State. In 2007, it had a population of 304,113 (NPC Projection, 2007). With a growth rate of 3.9 % per annum, the population is today projected to be 433,349. It is the administrative, financial and commercial base of the state. Transactions in letting and sale of

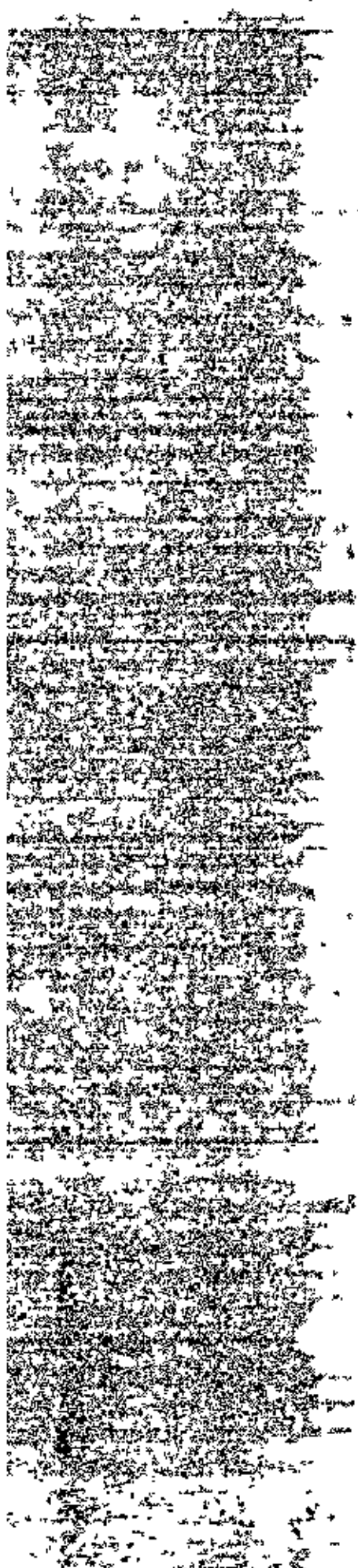
properties are carried out daily in fairly good proportion in the town. Security of lives and properties is also well provided by the security agencies in the state and the city in particular. Facilitators in real estate transactions such as financial institutions, estate agents, developers, and renovators' etc. are available in proportionate number in the city. Business infrastructure and environment in the city are fairly favourable.

3.2 Economic Survey/Projection:

Our economic survey and projection on rice yield per hecter within the neighborhood of Mokwa & Edati Local Government Areas and according to the recent data by Consenal Team (2024), the average rice yield in Nigeria is estimated at 2.5 - 4 tons per hecter. After an analysis some factors were considered such as rice variety, soil quality, weather condition, personal interview and investigation on the location of the rice farm land; we arrived at within 2.2 tons per hecter. Consequently, the projected average cost of 1 ton of paddy rice for the 2024/2025 range between ₦500,000 to ₦1,300,00 per metric ton. After an analysis of the market trend, ₦900,000 per metric tons/hecter was adopted while ₦1,040,000/ton were adopted for fertilizer and other appropriate

rates were adopted on herbicides/carton, solar panels, solar generators, power tillers, farm tools, farm houses (Hut) at ₦15,000/m² and estimated 2,000 fish at ₦3,000/fish put at ₦6,000,000/pond as seen from page to page.

Consequently, the projected average cost of 1 ton of paddy rice for the 2024/2025 range between ₦1,100,000 to ₦1,300,000 per metric ton.



VALUATION ASSESSMENT OF FARM LANDS AFFECTED AND DESTROYED BY DISCHARGE OF WATER FROM HYDRO DAM AT WUCHI AND GUZAN COMMUNITIES IN MOKWA & EDATI LOCAL GOVERNMENT AREA OF NIGER STATE

LIST OF AFFECTED PERSONS								
S/N	NAMES	DETAILS OF DAMAGES	QNTY SIZE OF FARM LAND	Tons/Hect	TOTAL METRIC TONS	UNIT RATE/HECT	AMOUNT	TOTAL AMOUNT
	MUHAMMAD YAKUB KAMBA	Rice	50	2.2	110	900,000	99,000,000	
		Fertilizer	2		0	1,040,000	2,080,000	101,080,000
	BARR HASSAN KWAIDO ARGUNGU	Rice	50	2.2	110	900,000	99,000,000	
		Pond	2000		0	3,000	6,000,000	
		Herbicide	1			112,000	112,000	105,112,000
	DANJUMA IBRAHIM	Rice	6	2.2	13.2	1,040,000	13,728,000	
		Tiller	1			700,000	700,000	14,428,000
	ABUBAKAR MOHAMMED	Rice	8	2.2	17.6	900,000	15,840,000	
		Hut	10			15,000	150,000	15,990,000
	ISAH IDRIS	Rice	10	2.2	22	900,000	19,800,000	
		Fertilizer	1		0	1,040,000	1,040,000	20,840,000
	MAJIN ALIYU	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
	JIBRIN NAKODI	Rice	12	2.2	26.4	900,000	23,760,000	23,760,000
	MOHAMMED IBRAHIM	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
	JIBRIN IDRIS	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
0	AHMED SHEHU	Rice	5	2.2	11	900,000	9,900,000	9,900,000
1	MOHAMMED IBRAHIM	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
2	TAUHEED JIBRIN	Rice	5	2.2	11	900,000	9,900,000	9,900,000
3	BASHIRU MOHAMMED	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000

14	JIBRIN ALIYU	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
15	UMAR JIBRIN	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
16	ABDULLAHI MOHAMMED	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
17	IBRAHIM MOHAMMED	Rice	5	2.2	11	900,000	9,900,000	9,900,000
18	HASSAN A. TSOWA	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
19	ISYAKU MOHAMMED	Rice	5	2.2	11	900,000	9,900,000	9,900,000
20	NDACHE IBRAHIM	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
21	MOHAMMED KUDU	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
22	NAKODI MAJIN	Rice	5	2.2	11	900,000	9,900,000	9,900,000
23	ADAMU ABUBAKAR	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
24	SHITSU ADAMU MOHAMMED	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
25	MOHAMMED KPAKO	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
26	ALIYU ABDULLAHI	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
27	MUSA MOHAMMED	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
28	YAHAYA ALHASSAN	Rice	7	2.2	15.4	900,000	13,860,000	
		Fertilizer	1		0	1,040,000	1,040,000	
		Hut	10			15,000	150,000	15,050,000
29	IDRIS NDATSO	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
30	MOHAMMED ABDULLAHI	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
31	MOHAMMED IBRAHIM	Rice	5	2.2	11	900,000	9,900,000	9,900,000
32	NDAKO USMAN	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
33	MOHAMMED SHABA	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
34	JIBRIN EBA AJA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
35	NDABA NAKODI	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
36	WODI DIKKO	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
37	MOHAMMED IDRIS WUCHI	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
38	MOHAMMED WONDI	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
39	KUDU IDRIS	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
40	ALIYU IBRAHIM	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
41	UMAR JAJALY	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
42	EWO GBOKA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
43	NDABINI BAMAYI	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
44	YAKUBU BOTIWA	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
45	ALIYU MATASO	Rice	6	2.2	13.2	900,000	11,880,000	
		Tools	7			22,000	154,000	12,034,000
46	DANJUMA COMMANDA	Rice	8	2.2	17.6	900,000	15,840,000	
		Pond	2000		0	3,000	6,000,000	21,840,000

47	NMA SHABA	Rice	9	2.2	19.8	900,000	17,820,000	
		Fertilizer	1		0	1,040,000	1,040,000	18,860,000
48	ISAH LIMAN	Rice	9	2.2	19.8	900,000	17,820,000	
		Herbicide	1			112,000	112,000	17,932,000
49	YAHAYA LIMAN	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
50	ALHAJI NAIBI	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
51	BABA KOLO	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
52	ABANLIGO USMAN	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
53	IBRAHIM USMAN	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
54	ALHAJI KUDU MARAFA	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
55	ADAMU KUDU	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
56	IBRAHIM HASKE	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
57	BABA MASHIN WUCHI	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
58	LIMAN MUHAMMADU	Rice	10	2.2	22	900,000	19,800,000	19,800,000
59	M.B WUCHI	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
60	YAKUBU TUNGAN DOLE	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
61	ALHAJI DAHIRU DOLE	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
62	ALHAJI KUDU KORET	Rice	10	2.2	22	900,000	19,800,000	19,800,000
63	YABAKO WUCHI	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
64	ALHAJI NDACHE	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
65	ALHAJI ABUBAKAR DANGA	Rice	12	2.2	26.4	900,000	23,760,000	23,760,000
66	ALHAJI ALIYU BIDA	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
67	KPOTUN ZAKARIYAWU	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
68	MANKO BABA	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
69	MAJIN TETENGI	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
70	AMINU ABDULLAHI	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
71	SALIHU ABDULLAHI	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
72	MOHAMMED ISAH	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
73	MOHAMMADU ALIYU	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
74	ADAMU A. TSOWA	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
75	HUSSAINI BABA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
76	ALHAJI IDRISU ASABE	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
77	ABDULLAHI MOHAMMED	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
78	GARUBA DATOLO	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
79	MOHAMMED B. ABUBAKAR	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
80	IBRAHIM DANMALLAM	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
81	ABU DANGI	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
82	NDADOKO USMAN	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000

33	ALHAJI MAJIN	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
34	ALHAJI USMAN	Rice	10	2.2	22	900,000	19,800,000	
		Generator	1			200,000	200,000	
		Solar panels	3			60,000	180,000	20,180,000
35	LIMAN NAKODI	Rice	7	2.2	15.4	900,000	13,860,000	
		Fertilizer	0.5		0	1,040,000	520,000	14,380,000
	SUB TOTAL							
	WUCHI COMMUNITY 2							
SN	AFFECTED PERSONS		LAND SIZE					
1	ISAH MOHAMMED	Rice	10	2.2	22	900,000	19,800,000	
		Generator	4			200,000	800,000	20,600,000
2	ABDULLAHI JIBRIN	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
3	SAMINU MOHAMMED	Rice	18	2.2	39.6	900,000	35,640,000	
		Solar panels	4			60,000	240,000	35,880,000
4	MUSA MOHAMMED	Rice	19	2.2	41.8	900,000	37,620,000	
		Power Tiller	1			700,000	700,000	38,320,000
5	IBRAHIM NAKODI	Rice	14	2.2	30.8	900,000	27,720,000	
		Fertilizer	1		0	1,040,000	1,040,000	28,760,000
6	BAWA DANJUMA	Rice	13	2.2	28.6	900,000	25,740,000	25,740,000
7	ABUBAKAR IBRAHIM	Rice	15	2.2	33	900,000	29,700,000	29,700,000
8	ABUBAKAR NDACHE	Rice	10	2.2	22	900,000	19,800,000	19,800,000
9	YUSUF IDRIS	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
10	SANI DANJUMA	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
11	MOHAMMED AHMED	Rice	12	2.2	26.4	900,000	23,760,000	23,760,000
12	ALHAJI TSADU	Rice	18	2.2	39.6	900,000	35,640,000	35,640,000
13	ALHAJI MANKO	Rice	14	2.2	30.8	900,000	27,720,000	27,720,000
14	MOHAMMED NDACHE	Rice	15	2.2	33	900,000	29,700,000	29,700,000
15	KAGBO USMAN	Rice	11	2.2	24.2	900,000	21,780,000	21,780,000
16	TAUHEED KAJIBO	Rice	10	2.2	22	900,000	19,800,000	19,800,000
17	ISAH KAJIBO	Rice	9	2.2	19.8	900,000	17,820,000	17,820,000
18	ALHAJI Y. THANK GOD	Rice	17	2.2	37.4	900,000	33,660,000	33,660,000
19	IBRAHIM MOHAMMED	Rice	14	2.2	30.8	900,000	27,720,000	27,720,000
20	SAIDU ISYAKU	Rice	16	2.2	35.2	900,000	31,680,000	31,680,000
21	JIBRIN MOHAMMED	Rice	15	2.2	33	900,000	29,700,000	29,700,000
	SUB TOTAL							
	WUCHI COMMUNITY 3							
SN	AFFECTED PERSONS							

			LAND SIZE					
1	BASIRU SARKIN HAUSA	Rice	15	2.2	33	900,000	29,700,000	
		Hut	10			15,000	150,000	29,850,000
2	ALHAJI KABIRU	Rice	25	2.2	55	900,000	49,500,000	
		Solar panels	15			60,000	900,000	
		Generator	5			200,000	1,000,000	51,400,000
3	ALHAJI AMINU	Rice	10	2.2	22	900,000	19,800,000	
		Fertilizer	1		0	1,040,000	1,040,000	20,840,000
4	MALLAM MURTALA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
5	MALLAM YUSUFA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
6	MALLAM GARBA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
7	BABANGIDA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
8	NAZIRU NASIRU	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
9	YUNUSA	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
10	FATAHU	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
11	SALISU DANDARJE	Rice	10	2.2	22	900,000	19,800,000	19,800,000
12	NURA UMAR	Rice	10	2.2	22	900,000	19,800,000	19,800,000
13	NURA YUSUF	Rice	10	2.2	22	900,000	19,800,000	19,800,000
14	JANAIDU	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
15	SIDDI	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
16	ASHIRU KARAMI	Rice	10	2.2	22	900,000	19,800,000	19,800,000
17	ASHIRU BABBA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
18	SAMAILA SANI	Rice	15	2.2	33	900,000	29,700,000	
		Solar panels	6			60,000	360,000	
		Generator	2			200,000	400,000	30,460,000
19	MIKAILU YANGO	Rice	15	2.2	33	900,000	29,700,000	
		Solar panels	7			60,000	420,000	
		Generator	2			200,000	400,000	30,520,000
20	MAHARAZU	Rice	10	2.2	22	900,000	19,800,000	
		Solar panels	4			60,000	240,000	
		Generator	1			200,000	200,000	20,240,000
21	BADAMASI NAFIU	Rice	15	2.2	33	900,000	29,700,000	
		Solar panels	3			60,000	180,000	
		Generator	1			200,000	200,000	30,080,000
22	UMAR FAKAI	Rice	10	2.2	22	900,000	19,800,000	

		Solar panels	3			60,000	180,000	
		Generator	1			200,000	200,000	20,180,000
23	DAN HAJJA	Rice	15	2.2	33	900,000	29,700,000	29,700,000
24	YAHAYA MABAWA	Rice	15	2.2	33	900,000	29,700,000	29,700,000
25	ABUBAKAR FAKAI	Rice	10	2.2	22	900,000	19,800,000	19,800,000
26	AMINU GWADABAWA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
27	AMINU GAYE	Rice	10	2.2	22	900,000	19,800,000	
		Fertilizer	1		0	1,040,000	1,040,000	20,840,000
28	NAZIRU KAMSHI	Rice	10	2.2	22	900,000	19,800,000	
		Fertilizer	2		0	1,040,000	2,080,000	21,880,000
29	KASIMU ISHA	Rice	10	2.2	22	900,000	19,800,000	
		Power Tiller	1			700,000	700,000	20,500,000
30	ALIYU ABDULLAHI	Rice	7	2.2	15.4	900,000	13,860,000	
		Herbicide	1			112,000	112,000	13,972,000
31	SAMINU BAFAWA	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
32	LAUWALI KOSHIYA	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
33	IDRISA	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
34	KASIMU TSAMIYA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
35	SULAIMANU ARGUNGU	Rice	10	2.2	22	900,000	19,800,000	19,800,000
36	YAZIDU ARGUNGU	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
37	MALLAM SANI ARGUNGU	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
38	SHAMSU ARGUNGU	Rice	5	2.2	11	900,000	9,900,000	9,900,000
39	MALLAM GARBA	Rice	15	2.2	33	900,000	29,700,000	
		Hut	10			15,000	150,000	29,850,000
40	MALLAM BELLO	Rice	10	2.2	22	900,000	19,800,000	19,800,000
41	MUSTAPHA TSOHO	Rice	10	2.2	22	900,000	19,800,000	19,800,000
42	RUFA'I GANGA	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
43	ALHAJI AMINU	Rice	30	2.2	66	900,000	59,400,000	59,400,000
44	BILAL ARGUNGU	Rice	10	2.2	22	900,000	19,800,000	19,800,000
45	AHMADU ARGUNGU	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
46	HUSSAINI ARGUNGU	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
47	MALLAM YAKUBA AUGIE	Rice	20	2.2	44	900,000	39,600,000	
		Solar panels	12			60,000	720,000	
		Generator	4			200,000	800,000	41,120,000
48	ALYASA'U AUGIE	Rice	10	2.2	22	900,000	19,800,000	19,800,000
49	YUSUF TIGGI	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000

60	YALLO RAFAWA	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
61	BILYAMINU ARGUNGU	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
62	JAMILU KASIMU	Rice	5	2.2	11	900,000	9,900,000	9,900,000
63	CHIYAMAN SALISU	Rice	10	2.2	22	900,000	19,800,000	19,800,000
64	CHIYAMAN SALA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
65	ISSUHU LANTI	Rice	10	2.2	22	900,000	19,800,000	19,800,000
66	ISSUHU YUSUF	Rice	10	2.2	22	900,000	19,800,000	19,800,000
67	SURAJU MUSA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
68	HASAN MAIGUNBA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
69	SANI DAN RABI	Rice	5	2.2	11	900,000	9,900,000	9,900,000
70	DAUDA MANGA	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
71	IBRAHIM SABO	Rice	10	2.2	22	900,000	19,800,000	19,800,000
72	MAHARAZU SABO	Rice	5	2.2	11	900,000	9,900,000	9,900,000
73	HAMZA LIKITA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
74	SHAFU DAN SADA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
75	LABBO MURTALA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
76	ADAMU MAKKA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
77	ADAMU GADA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
78	IDI MAIKABA	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
79	IBRAHIM DANFULANI	Rice	5	2.2	11	900,000	9,900,000	9,900,000
80	SURAJU SALISU	Rice	10	2.2	22	900,000	19,800,000	19,800,000
81	SAIDU BANDADO	Rice	15	2.2	33	900,000	29,700,000	
		Fertilizer	1		0	1,040,000	1,040,000	30,740,000
82	BASHAR SANI	Rice	5	2.2	11	900,000	9,900,000	9,900,000
83	MANU MAULIDI	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
84	SALISU KARO	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
85	SULE MAITAIBA	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
86	HASKE	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
87	OLU	Rice	2	2.2	4.4	900,000	3,960,000	3,960,000
88	NASIRU SANI	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
89	MUHAMMADU ARGUNGU	Rice	2	2.2	4.4	900,000	3,960,000	3,960,000
90	DAN HAJJA	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
91	ABDULLAHI	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
92	DAN JUMMAI	Rice	2	2.2	4.4	900,000	3,960,000	3,960,000
93	AWWALU KURE	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
94	UMARU DAN ALLO	Rice	2	2.2	4.4	900,000	3,960,000	3,960,000
95	ALHAJI HARUNA	Rice	15	2.2	33	900,000	29,700,000	
		Fertilizer	0.5		0	1,040,000	520,000	30,220,000
	MALLAM SHEHU	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000

87	SHA'AIBU	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
88	LABBO DAMEGUWA	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
89	DAUDUN IDI	Rice	10	2.2	22	900,000	19,800,000	19,800,000
90	ABDULLAHI DAN NARBA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
91	ADAMU DILLALI	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
92	MANU DAN DARE	Rice	10	2.2	22	900,000	19,800,000	19,800,000
93	NASURU MAIHOTO	Rice	10	2.2	22	900,000	19,800,000	19,800,000
94	HARUNA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
95	SALIHU LIKITA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
96	MUSTAPHA HALIRU	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
97	YAKUBU MAISURE	Rice	5	2.2	11	900,000	9,900,000	9,900,000
98	HASSAN MAIASHANA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
99	MUSTAPHA AYI	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
100	ALHAJI HASSAN GOBIRAWA	Rice	15	2.2	33	900,000	29,700,000	
		Pond	2000		0	3,000	6,000,000	35,700,000
101	ALHAJI DANJIMMA	Rice	15	2.2	33	900,000	29,700,000	
		Fertilizer	1		0	1,040,000	1,040,000	30,740,000
102	HASHIMU LAINI	Rice	10	2.2	22	900,000	19,800,000	19,800,000
103	HAMIDU GURMU	Rice	10	2.2	22	900,000	19,800,000	19,800,000
104	YA'U LAINI	Rice	10	2.2	22	900,000	19,800,000	19,800,000
105	AUDU GOBIRAWA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
106	MUDDAHA GOBIRAWA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
107	BABANGIDA ARGUNGU	Rice	10	2.2	22	900,000	19,800,000	19,800,000
108	AMADU AHALI	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
109	ALHAJI YAKUBU ZAKIRU	Rice	10	2.2	22	900,000	19,800,000	19,800,000
110	BARRISTER BAKAWA	Rice	20	2.2	44	900,000	39,600,000	39,600,000
111	BALA GURMA ARGGUNGU	Rice	5	2.2	11	900,000	9,900,000	9,900,000
112	BASHIRU YAHAYA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
113	MURTALA UMAR ARGUNGU	Rice	5	2.2	11	900,000	9,900,000	9,900,000
114	AYUBA LAINI	Rice	5	2.2	11	900,000	9,900,000	9,900,000
115	MANU KOKO	Rice	10	2.2	22	900,000	19,800,000	19,800,000
116	UMAR SAWWA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
117	SANI MALANJE	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
118	TSALHA GOBIRAWA	Rice	10	2.2	22	900,000	19,800,000	19,800,000
119	MA'AZU GOBIRAWA	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
120	SANUSI ARGUNGU	Rice	2	2.2	4.4	900,000	3,960,000	3,960,000
121	DANASABE GWANDU	Rice	10	2.2	22	900,000	19,800,000	19,800,000

122	UMARU GAEDI	Rice	5	2.2	11	900,000	9,900,000	9,900,000
123	DANJUMA GWANDU	Rice	10	2.2	22	900,000	19,800,000	19,800,000
124	JAMILU ZAHIE	Rice	10	2.2	22	900,000	19,800,000	19,800,000
125	MAIKALA GWANDU	Rice	5	2.2	11	900,000	9,900,000	9,900,000
126	ANAS MAISHAGO	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
127	BALA GWANDU	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
128	KABIRU GWANDU	Rice	5	2.2	11	900,000	9,900,000	9,900,000
129	BABA HUSSAINI	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
130	ALHAJI BABBA	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
131	USMANU GWANDU	Rice	2	2.2	4.4	900,000	3,960,000	3,960,000
132	NASIRU MAISHAYI	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
133	BABA DAMO	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
134	BABA DANAYA	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
135	TIA GWANDU	Rice	2	2.2	4.4	900,000	3,960,000	3,960,000
136	AUWALU BATU	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
137	BABBAN ADDA'U KOKO	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
138	MUSTAFA MASTEE	Rice	2	2.2	4.4	900,000	3,960,000	3,960,000
139	SARKI TANKO	Rice	5	2.2	11	900,000	9,900,000	9,900,000
140	BABA BABALA	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
141	BADAMASI ZAKIBA	Rice	2	2.2	4.4	900,000	3,960,000	3,960,000
142	KASIMU AISHAYI	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
143	NASIRU KASADA	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
	SUB TOTAL							
	WUCHI COMMUNITY 4							
S/N	AFFECTED PERSONS		LAND SIZE					
1	DALHATU MUSA	Rice	5	2.2	11	900,000	9,900,000	9,900,000
2	ABU MUHAMMED	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
3	AMINU SANI	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
4	ABDULSALAMU ABUBAKAR	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
5	SHAMSUDINI ABUBAKAR	Rice	5	2.2	11	900,000	9,900,000	9,900,000
6	ASHIRU ABUBAKAR	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
7	ILIYA MOHAMMED	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
8	MA'AZAF MOHAMMED	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
9	YANUSA AHET	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
10	MURTALA MOHAMMED	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
11	SAMAILA MOHAMMED	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
	SUB TOTAL							
	JAF FARM WUCHI							

	AFFECTED PERSONS		LAND SIZE					
	JAF FARM 1	Rice	60	2.2	132	900,000	118,800,000	
		Solar panels	20			60,000	1,200,000	
		Generator	8			200,000	1,600,000	121,600,000
	JAF FARM 2	Rice	40	2.2	88	900,000	79,200,000	
		Fertilizer	5		0	1,040,000	5,200,000	84,400,000
	JAF FARM 3	Rice	31	2.2	68.2	900,000	61,380,000	
		Solar panels	17			60,000	1,020,000	
		Generator	6			200,000	1,200,000	63,600,000
	JAF FARM 4	Rice	15	2.2	33	900,000	29,700,000	
		Fertilizer	2		0	1,040,000	2,080,000	31,780,000
	JAF FARM 5	Rice	16	2.2	35.2	900,000	31,680,000	
		Hut	10			15,000	150,000	31,830,000
	JAF FARM 6	Rice	15	2.2	33	900,000	29,700,000	
		Herbicide	1			112,000	112,000	29,812,000
	JAF FARM 7	Rice	12	2.2	26.4	900,000	23,760,000	23,760,000
	JAF FARM 8	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
	JAF FARM 9	Rice	8	2.2	17.6	900,000	15,840,000	15,840,000
	JAF FARM 10	Rice	12	2.2	26.4	900,000	23,760,000	
		Fertilizer	5		0	1,040,000	5,200,000	28,960,000
	JAF FARM 11	Rice	12	2.2	26.4	900,000	23,760,000	
		Pond	1700		0	3,000	5,100,000	
		Solar panels	5			60,000	300,000	29,160,000
	SUB TOTAL							

GUZZAN COMMUNITY EDATI LGA, NIGER STATE

	AFFECTED PERSONS		LAND SIZE					
	MUHAMMAD MANKO	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
	MUHAMMAD MAJIN	Rice	5	2.2	11	900,000	9,900,000	9,900,000
	ABUBAKAR MOHAMMED	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
	KUDU MOHAMMED NDAWODI	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
	MOHAMMED ALHAJI JINPATA MOHAMMED	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
	IDRIS MOHAMMED	Rice	5	2.2	11	900,000	9,900,000	9,900,000
	YUSUFU MOHAMMED	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
	MOHAMMED KUDU MOHAMMED	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000

1	DANLAMI MOHAMMED	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
2	YAKUBU MOHAMMED	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
3	ALIYU MOHAMMED	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
4	ABUBAKAR MOHAMMED	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
5	GIMBA MOHAMMED	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
6	ALHASSAN MOHAMMED	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
7	YUNUSA MOHAMMED	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
8	UMARU ALHAJI ADAMU	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
9	ISMAIL ALHAJI ADAMU	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
10	YUSUF USMAN	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
11	AHMED ISAH	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
12	JIBRIN USMAN	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
13	HASSAN TAUHEED	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
14	ADAMU MOHAMMED	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
15	ABDULLAH TAUHEED	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
16	MOHAMMED USMAN YANDA	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
17	JIBRIN USMAN NDACHE	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
18	MOHAMMED AHAI KUDU	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
19	MOHAMMED BABATSI TAKO	Rice	5	2.2	11	900,000	9,900,000	9,900,000
20	ABDULLAH KUDU MOHAMMED	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
21	MOHAMMED ISAH NDACHE	Rice	6	2.2	13.2	900,000	11,880,000	11,880,000
22	IBRAHIM NDAGI	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
23	MOHAMMED KUDU ADAMU	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
24	MOHAMMED ALHAJIKO	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
25	MUSTAPHA ABDULLAH	Rice	5	2.2	11	900,000	9,900,000	9,900,000
26	ADAMU MOHAMMED	Rice	7	2.2	15.4	900,000	13,860,000	13,860,000
27	HASSAN ABUBAKAR	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
28	ABUBAKAR SABA	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
29	AMINU MOHAMMED	Rice	5	2.2	11	900,000	9,900,000	9,900,000
30	ALHAJI SWAKO	Rice	5	2.2	11	900,000	9,900,000	9,900,000
31	JIBRIN ISAH DANLADE	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
32	ALHAJI ISAH	Rice	4	2.2	8.8	900,000	7,920,000	7,920,000
33	MOHAMMED DANGANA	Rice	3	2.2	6.6	900,000	5,940,000	5,940,000
34	KUDU EGWAPEPAYE	Rice	5	2.2	11	900,000	9,900,000	9,900,000
35	GRAND TOTAL						5,150,000,000	5,150,000,000

4.0 VALUATION

4.1 Land and Buildings

4.1.1 Basis of Valuation: We have adopted market value basis of valuation.

4.1.2 Method of Valuation:

We have adopted Replacement Cost and Comparison Method. Details of our valuation computations are available in our office for professional inquiries.

4.1.3 Opinion of Value:

Market Value

We are of the well-considered professional opinion that the Market Value of the land herein appraised is in the region of Five Billion, One Hundred and Fifty Million Naira Only (N5,150,000,000:00).

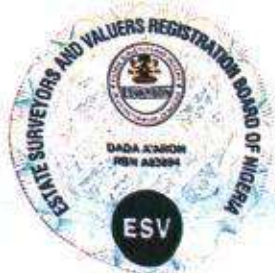
5.0 CONCLUSION

5.1 Limitations and Assumptions: We have prepared our valuation report based on the following assumptions:

- (a) That all dimensions quoted were obtained from tape measurements and drawings made available to us by the client.
- (b) That our opinions of value are in conformity with the definitions of Market Value.
- (c) That any third party wishing to transact therewith would conduct the normal title search.
- (d) That this report is for the use of the person to whom it is captioned and no responsibility is accepted to any third party for the whole or part of its content.

5.2 Caveat:

in accordance with our practice standard, we must state that this valuation report is confidential to the addressee for the purpose for which it refers. It may however, be disclose to other professional advisers assisting in respect of the purpose only. Dada Azhi & Company is, therefore not liable to any third party for the whole content of this report or part (s). we further state that neither the whole, no any party of this report/valuation certificate or any reference thereto should be published in any way without written approval of the form and context it will appear if our opinion of value is to be disclosed to any party other than the addressee, our basis and method of valuation must be stated.



Yours faithfully,


ESV. Aaron A. Dada, ANIVS, RSV
Principal Partner
for: Dada Azhi & Company