

get/115/012
No. 0001847



EB/L/CA/1 467

EBONYI STATE OF NIGERIA

No. 31

Vol: 148

Parcel 31

Certificate of Occupancy

LDR No:.....

File No: GAL/541

This is to certify that **CRYSTAL CHEMICAL NIG. LTD.** of **KM 10, ABAKALIKI-ENUGU EXPRESS WAY** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT UMUGHARA EZZA NORTH LOCAL GOVERNMENT AREA EBONYI STATE**, described in the Schedule and more particularly marked and delineated in the **PLAN NO. RE-EB127** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2012** subject to the provision of the **LAND USE ACT, 1978** and to the provisions and conditions implied by virtue of the said Act and the Regulations for the time being in force made under the said Act and to the covenants and conditions herein contained.

- 1(a) RENT: **N4,557.00 (FOUR THOUSAND FIVE HUNDRED AND FIFTY-SEVEN NAIRA)** per annum.
- (b) The rent hereby reserved shall be revised at the end of every **5 (FIVE)** year(s) of the term of this grant.
- (c) Buildings to the value of not less than **N1,000,000.00 (ONE MILLION NAIRA)** to the satisfaction and in accordance with plans approved by the **A.P.A** or such officer as the **A.P.A** may appoint.
- (d) Time within which such building(s) is/are to be erected and completed fit for occupation and use. Within **3 (THREE)** year(s) from the date of commencement of the term of this certificate.
- (e) Purpose for which the land granted may be used: **COMMERCIAL**

2. This certificate of occupancy is issued subject to the following Covenants and conditions being observed by the holder/holders:-

- (a) Not to erect or build or permit to be erected or built on the land hereby granted any buildings other than those covenanted to be erected by virtue of this certificate of occupancy and the regulations under the said Act not to make or permit to be made any addition or alteration to the said buildings to be erected except in accordance with plans and specification approved by the **A.P.A** of Ebonyi State of Nigeria or any other officer appointed by him.
- (b) To keep the exterior and interior of the buildings to be erected and the outbuilding and erections which may at any time during the term hereby created be erected on the land hereby granted and all additions to such buildings and outbuildings and the walls, fences and appurtenances thereof in good and tenantable repair and condition.
- (c) Not to use the building on the said land whether now erected or to be erected hereafter thereon for any purpose other than that specified in these presents.
- (d) Not to alienate the right of Certificate of Occupancy hereby granted or any part thereof by sale, assignment, mortgage, transfer of possession, sublease, or bequest or otherwise howsoever without the consent of the **GOVERNOR** first had and obtained.
- (e) Not to permit anything to be used or done upon any part of the granted premises which shall be noxious, noisy or offensive or be of any inconvenience or annoyance to tenants or occupiers of premises adjoining or near thereto.
- (f) To maintain standards of accommodation and sanitary and living conditions conformable with standards obtaining in the neighbourhood.
- (g) To pay forthwith with or without demand to the **DIRECTOR LANDS** or other persons appointed by him before the issue of this certificate, all survey fees, registration fees, and other charges due in respect of preparation and issue and registration of this certificate.
- (h) Paid an improvement premium of **N55,000.00 (FIFTY-FIVE THOUSAND NAIRA)**
- (i) To install and operate water borne sewage system within six months from the date the buildings erected on the plot are connected to piped water-supply.
- (j) To pay with or without demand on the first day of January of each year the rent reserved in these presents or any other rent as may be revised in future.

GIVEN under my hand this 15th day of January, 2013

ARC. NWOGHA FRIDAY MOSES

COMMISSIONER FOR LANDS, SURVEY AND HOUSING EBONYI STATE OF NIGERIA

(By virtue of Powers to grant Certificate of Occupancy and Right of Occupancy delegated to him by the Governor, under Section 4(a) and (b) of the Land Use Edict (now Law) N0.2 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act No.6 of 1978.

The Common seal of the within named **CRYSTAL CHEMICAL NIG. LTD.** was hereunto affixed in the presence of: -

[Signature]
Director

[Signature]
Secretary

7/2/013



Title Holder: CRYSTAL CHEMICAL NIG. LTD.

Old File Number: EB/L/LAI/467 New File Number: GAL/541

Survey Plan No: RE-EB127

Property Description: LAND AT UMUOGHARA EZZA NORTH LOCAL GOVERNMENT AREA EBONYI STATE.

Stamp with handwritten text: *one hundred*



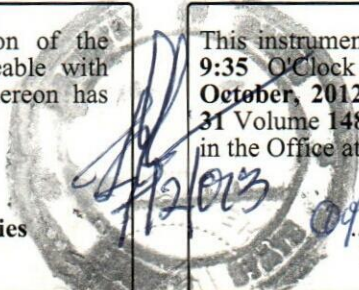
The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(Sgd) Abasi B-O

Commissioner For Stamp Duties
0194449 OF 20/9/012

This instrument was delivered for registration at 9:35 O'Clock in the FORENOON on 17th October, 2012 and registered as No 31 at page 31 Volume 148 of the Ministry-of Lands Registry in the Office at Abakaliki

Registrar of Deeds



COPIED TRUE COPY
REGISTRAR OF DEEDS



Handwritten date: 7/2/013



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/541

M

CRYSTAL CHEMICAL NIGERIA LIMITED

All that parcel of land at UMUOGHARA in the EZZA NORTH

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately

6.648 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.RE-EB 127(Tracing No. RE-EB 208) the

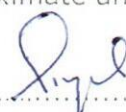
boundaries of which are described below.

Starting at concrete pillar marked PBK 4268A the coordinates of which are:258911.996 Metres North/South and 622544.812 Metres East/West of a concrete pillarmarked NIG the ABAKALIKI cadastral surveys. The

boundaries run in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	PBK 4268A	327	15	77.52		PBK 6826
	PBK 6826	52	12	21.91		PBK 4264A
	PBK 4264A	61	28	39.62		PBK 6827
	PBK 6827	133	15	54.13		PBK4265A
	PBK4265A	219	40	69.83		PBK4266A
	PBK4266A	149	46	3.02		PBK4267A
	PBK4267A	237	57	7.74		PBK 4268A
			THE	STARTING		POINT

All property beacons are concrete pillars, all bearing and length approximate and all bearings are referred to National /True North.


 Surveyor-General
 EBONYI STATE OF NIGERIA
