

Nº 0001027



EBONYI STATE OF NIGERIA

Feb/22/012
No. 12

EBS/LU/A/1725
Vol: 148

PAG 12

Certificate of Occupancy

LDR No:.....

File No: PAL/2055

This is to certify that **ALL SIZES TIMBER TRADING ASSOCIATION(ABAKALIKI)** of NO 5 LAGOS STREET ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT NO 100 IN BLOCK "G", LAND AT AZUIYIOKWU ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. EB 307** 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: **N22,370.00 (TWENTY TWO THOUSAND THREE HUNDRED AND SEVENTY 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: **RESIDENTIAL**

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 tenatable repair and condition.
- (c) Not to use the building on the said land whether now erected hereafter thereon for any purpose other than
- (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 **DEPUTY DIRECTOR LAND** 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 **N 0**
- (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.

12/07/012

GIVEN under my hand this...2nd...day of...March 2012.....

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) NO.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 **ALL SIZES TIMBER TRADING ASSOCIATION(ABAKALIKI)** was hereunto affixed in the presence of: -

[Signature]

Director

16/4/012

[Signature]

Secretary



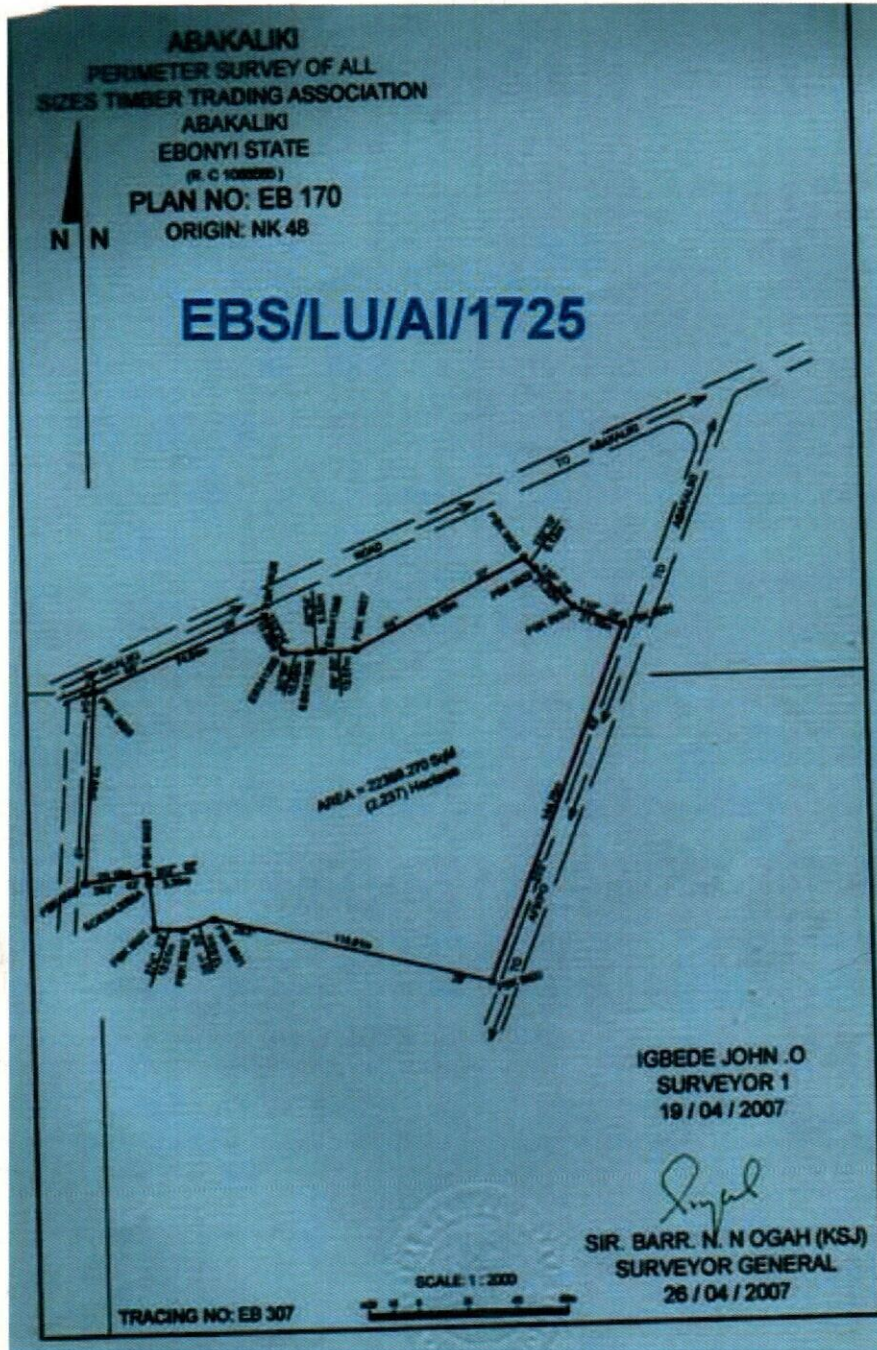
Title Holder: ALL SIZES TIMBER TRADING ASSOCIATION(ABAKALIKI)

Old File Number: EBS/LU/AI/1725 New File Number: PAL/2055

Survey Plan No: EB 307

Property Description: PLOT NO 100 IN BLOCK "G", LAND AT AZUIYIOKWU ABAKALIKI

REGISTRY
ONE HUNDRED
NAIRA
STAMP DUTIES

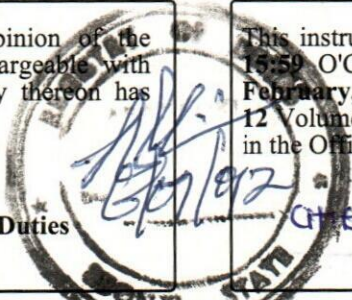


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(SDG) OBASI. B. O.
Commissioner For Stamp Duties
075665

This instrument was delivered for registration at 1:59 O'Clock in the AFTERNOON on 17th February, 2012 and registered as No 12 at page 12 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



CHIEF REGISTRAR OF DEEDS



25/06/012


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2055
ALL SIZES TIMBER TRADING ASSOCIATION, ABAKALI KI

All that parcel of land at **AZUIYIOKWU** in the **ABAKALI KI**

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

22369.270 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

EB 170 (Tracing No. **EB 307**) the

boundaries of which are described below.

Starting at concrete pillar marked **PBK9925** the coordinates of which are:

316.388 Metres North and **191.989** Metres WEST of a concrete pillar marked

NK- 48 the origin of **ABAKALI KI** cadastral surveys. The boundaries run

in straight lines the bearings and length of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	PBK9925	68	24	74.04	PBK9926
	PBK9926	153	24	15.99	EBS4135B
	EBS4135B	90	56	10.58	EBS4236B
	EBS4136B	86	45	05.52	EBS4138B
	EBS4138B	88	50	13.07	PBK9927
	PBK9927	64	22	76.15	PBK9928
	PBK9928	132	18	06.12	PBK9929
	PBK9929	135	25	21.02	PBK9930
	PBK9930	110	04	21.16	PBK9931

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

[Signature]

For Surveyor-General

Ebonyi State of Nigeria



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM ®



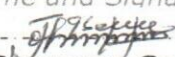
File Number: PAL/2055



From	Bearing		Lengths in: M		To
	Degree (°)	Minute (')	Length		
PBK9931	202	43	144.76		PBK9920
PBK9920	283	29	114.61		PBK9921
PBK9921	251	32	12.63		PBK9932
PBK9932	274	23	12.01		PBK9922
PBK9922	354	07	17.30		SC/EBA3068A
SC-EBA3068A	352	02	03.38		PBK9923
PBK9923	263	43	25.18		PBK9924
PBK9924	15	04	72.44		PBK9925



Name and Signature


 For Surveyor-General
 Ebonyi State of Nigeria
