

Nº 0001419



EBONYI STATE OF NIGERIA

June 15/2012

EBS/LU/AM/1989

Certificate of Occupancy

LDR No: No. 21

VOL: 148

PAGE 21

File No: PAL/2968

This is to certify that CHIBOY CONSTRUCTION LIMITED of NO 153 AFIKPO -NKWEGU BARRACKS ROAD, ABAKALIKI, EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT AT NDEGBE ONUEBONYI IGBEAGU IZZI, IZZI LOCAL GOVERNMENT AREA, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. DA/EB 067/2011 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: N4,670.00 (FOUR THOUSAND SIX 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: 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 tenable 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 N00.00 (NOT APPLICABLE)
- (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 20th day of August 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) 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 CHIBOY CONSTRUCTION LIMITED was hereunto affixed in the presence of :-

[Signature]

Director

[Signature]

Secretary

2/10/2012



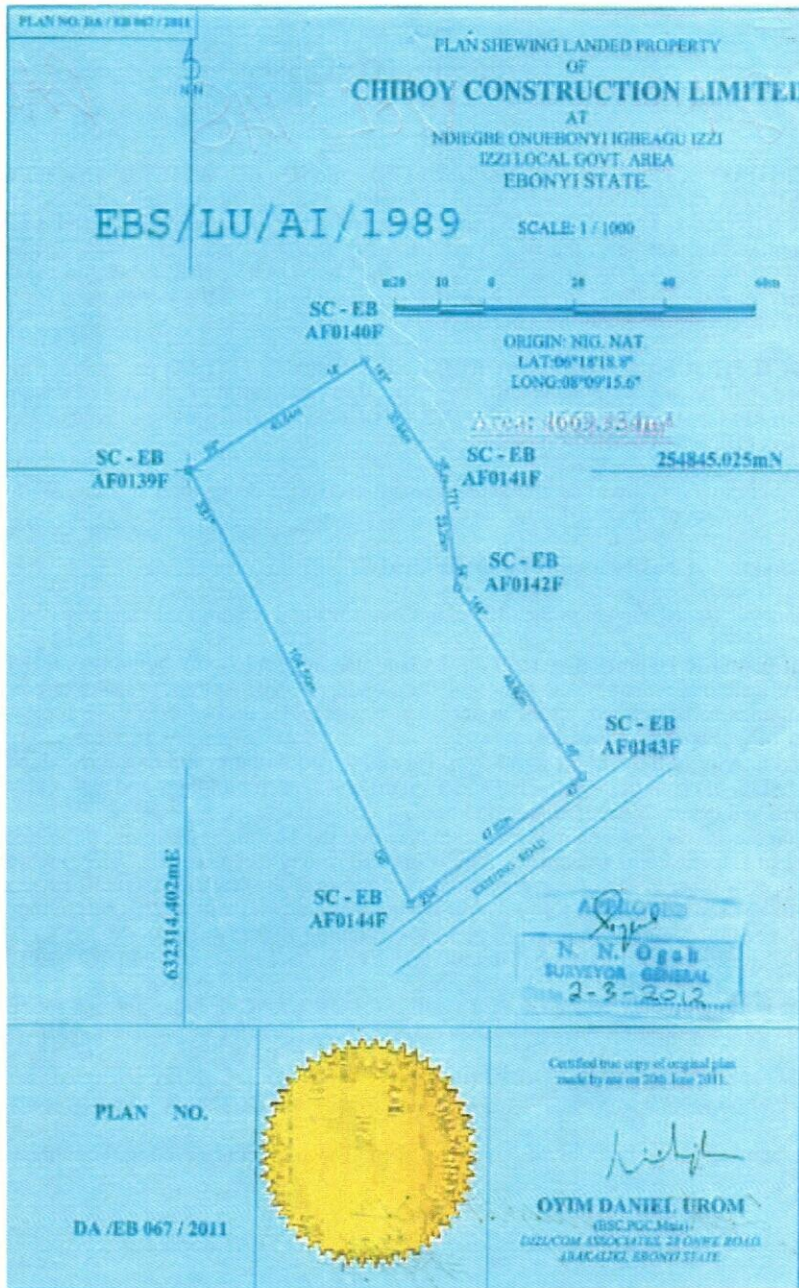
Title Holder: CHIBOY CONSTRUCTION LIMITED

Old File Number: EBS/LU/AI/1989 New File Number: PAL/2968

Survey Plan No: DA/EB 067/2011

NIGERIA
One hundred
Naira
STAMP DUTIES

Property Description: PLOT AT NDIEGBE ONUEBONYI IGBEAGU IZZI, IZZI LOCAL GOVERNMENT AREA, EBONYI STATE

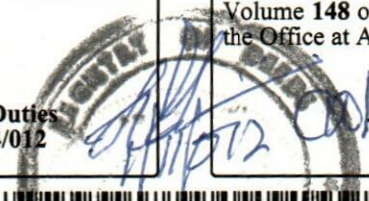


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(sgd) Okasi B. D
Commissioner For Stamp Duties
CRC NO 139982 OF 18/04/012

This instrument was delivered for registration at 10:54 O'Clock in the FORENOON on 11th June, 2012 and registered as No 21 at page 21 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



CERTIFIED TRUE COPY
REGISTRAR OF DEEDS

2/10/2012


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2968
CHIBOY CONSTRUCTION LIMITED
NDIEGBE VILLAGE
IZZI

All that parcel of land at in the

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

4669.934

Square Metres / Square Hectares shown on Ebonyi State of Nigeria Survey Plan

 No. **DA/EB067/2011**

(Tracing No.) the

boundaries of which are described below.

SC-EBAF0139F

Starting at concrete pillar marked the coordinates of which are:

254845.025

 Metres North and **632314.402** Metres East of a concrete pillar marked

NIG. NAT. the origin of **NAT. ZERO** cadastral surveys. The boundaries run

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

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	SC-EBAF0139F	59	14	45.64		SC-EBAF0140F
	SC-EBAF0140F	143	38	30.94		SC-EBAF0141F
	SC-EBAF0141F	171	54	23.35		SC-EBAF0142F
	SC-EBAF0142F	144	46	48.60		SC-EBAF0143F
	SC-EBAF0143F	234	47	47.02		SC-EBAF0144F
	SC-EBAF0144F	331	08	104.50		SC-EBAF0139F
		The	Starting	Point		

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

For Surveyor-General

Ebonyi State of Nigeria
