

Feb/65/2011

No 0000250



ERS/11/11/1634

EBONYI STATE OF NIGERIA

No. 4

Vol: 140

PAGE 4

Certificate of Occupancy

LDR No:.....

File No: PAL/315

This is to certify that DE-KATOKA (W.A) LTD of KM 24 BADAGRY EXPRESSWAY, OPPOSITE CELENICA BUSTOP, (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT NO 446 AZUIYIOKWU, ABAKALIKI L.G.A, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. CSC/EB 379/2010 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2011 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: N545.00 (FIVE HUNDRED AND FORTY FIVE NAIRA) per annum.
(b) The rent hereby reserved shall be revised at the end of every 5 (FIVE YEARS) 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 YEARS) year
(s) from the date of commencement of the term of this certificate.
(e) Purpose for which the land granted may be used: RESIDENTIAL/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 18 day of May 2011

[Handwritten signature of Comrade Jonah Egba]

COMRADE JONAH EGBA
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 DE-KATOKA (W.A) LTD was hereunto affixed in the presence of: -

[Handwritten signature of Director]

Director

[Handwritten signature of Secretary]

Secretary

6/6/2011



10/02/09

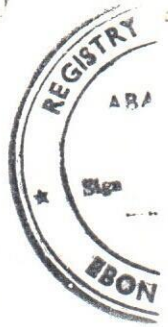
Title Holder: DE-KATOKA (W.A) LTD

Old File Number: EBS/LU/AI/1634 New File Number: PAL/315

Survey Plan No: CSC/EB 379/2010

Property Description: PLOT NO 446 AZUIYIOKWU, ABAKALIKI L.G.A, EBONYI STATE.

NIGERIA
One hundred
STAMP DUTIES

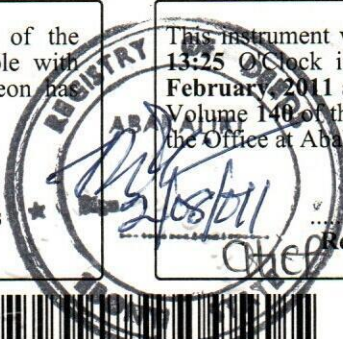


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(sgd) *Obasi B-D*
Commissioner For Stamp Duties
(0056932) OF 2/12/2010

This instrument was delivered for registration at 13:25 O'clock in the AFTERNOON on 14th February, 2011 and registered as No 4 at page 4 Volume 140 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds



CERTIFIED TRUE COPY
Chief
REGISTRAR OF DEEDS



Bofina
7/7/11



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/315

DE KATOKA(WA)LTD ABAKALIKI

PLOT NO 446 AZUIYIOKWU

ABAKALIKI

All that parcel of land at _____ in the _____

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

543.626

Square Metres shown on Anambra State of Nigeria Survey Plan No.

CSC/EB 379/2010

(Tracing No. _____), the

boundaries of which are described below.

AS 91682

Starting at concrete pillar marked _____ the coordinates of which are

255627.840

Metres North and 627034.280

Metres East/West of a concrete pillar marked

NIG.NATIONAL

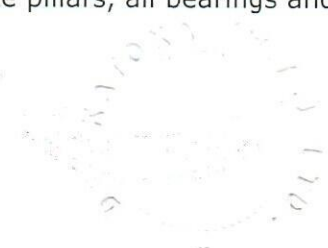
the origin of **NATIONAL**

cadastral surveys. The boundaries run

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

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	AS 91682	234	03	17.62	AS91683
	AS 91683	321	10	30.72	AS91684
	AS 91684	55	30	18.11	AS 91681
	AS 91681	142	02	30.24	AS91682

All property beacons are concrete pillars, all bearings and lengths approximate and all bearings are referred to National North.



For Surveyor-General
Anambra State of Nigeria
