

Dec/89/012
Nº 0002001

EBS/LU/01/2273



EBONYI STATE OF NIGERIA

No. 26

Vol: 293

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Certificate of Occupancy

LDR No:.....

File No: PAL/4284

This is to certify that **C-SAGAS PROJECTS (NIG)LTD** of NO 14 ONWE ROAD ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT ALI-IHE JOHN NKWEDE OTOZI OF AMIKE-ABA VILLAGE, NKALEKE ACHARA UNUHU, ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. LMS/EB096/2012** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 012** 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: **N1,860.00 (ONE THOUSAND EIGHT HUNDRED AND SIXTY 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 tenatable 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 **N00.00 (N/A)**
- (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.

176061013

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 **C-SAGAS PROJECTS (NIG)LTD** was hereunto affixed in the presence of: -

Director

29/4/013



Secretary



Title Holder: C-SAGAS PROJECTS (NIG)LTD

Old File Number: EBS/LU/AI/2270 New File Number: PAL/4284

Survey Plan No: LMS/EB096/2012

Property Description: LAND AT ALI-IHE JOHN NKWEDE OTOZI OF AMIKE-ABA VILLAGE, NKALEKE ACHARA UNUHU, ABAKALIKI

one hundred
Naira only
STAMP DUTY



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.

(Sgt/Obasi B.D
Commissioner For Stamp Duties

This instrument was delivered for registration at 14:49 O'Clock in the **AFTERNOON** on **6th December, 2012** and registered as No **26** at page **26** Volume **243** of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED TRUE COPY

CDR REGISTRAR OF DEEDS

30/4/13 A L I 4 2 8 4



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/4284

C-SAGAS PROJECT (NIG)LTD

All that parcel of land at LAND AT ALI-IHE JOHN NKWEDE in the EBONYI

OTOZI

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

1859.148 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

LMS/EB096/2012

(Tracing No. _____) the

boundaries of which are described below.

Starting at concrete pillar marked SC/EBA15749 the coordinates of which are:

1949.260 Metres North and 218.651 Metres East of a concrete pillar marked

NK 48

the origin of ABAKALIKI 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
	SC/EBAI5749F	350	46	30.50	SC/EBAI5750F
	SC/EBAI5750F	350	46	30.50	SC/EBAI6437F
	SC/EBAI6437F	80	45	30.48	SC/EBAI6436F
	SC/EBAI6436F	170	45	24.62	SC/EBF8453F
	SC/EBF8453F	170	45	05.88	SC/EBAI5751F
	SC/EBAI5751F	170	46	24.60	SC/EBF8401D
	SC/EBF8401D	170	44	05.90	SC/EBAI5748E
	SC/EBAI5748E	260	45	30.48	SC/EBAI5749F

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

J. I. I. I.
For Surveyor-General
Ebonyi State of Nigeria
