

Jan/6/2013  
No 0002022



RBS/K4/A/2147

EBONYI STATE OF NIGERIA

No. 35 Vol: 148 Page 35

Certificate of Occupancy

LDR No:.....

File No: PAL/4425

This is to certify that PATAN NIGERA LIMITED of K/M 5 OWERRI / ORLU ROAD EGBEADA UBOMIRI, IMO STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LANDED PROPERTY AT NDIEBOR OFOKE ISHIEKE ABAKALIKI IN EBONYI L.G.A, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. CSC/EB55/2012 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2013 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: N4,275.00 (FOUR THOUSAND TWO HUNDRED AND SEVENTY-FIVE 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 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.

GIVEN under my hand this 30th day of May 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 Decree (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 PATAN NIGERA LIMITED was hereunto affixed in the presence of: -

Director

Secretary



26/7/2013

30/05/13



Title Holder: PATAN NIGERA LIMITED

Old File Number: EBS/LU/AI/2147 New File Number: PAL/4425

Survey Plan No: CSC/EB55/2012

Property Description: LANDED PROPERTY AT NDIEBOR OFOKE ISHIEKE  
ABAKALIKI IN EBONYI L.G.A, EBONYI STATE.

NIGERIA  
*one hundred and*  
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.

(S80) *Obasi B.O*  
Commissioner For Stamp Duties  
RCR NO 0183089 OF 3/9/2012

This instrument was delivered for registration at 14:20 O'Clock in the AFTERNOON on 14th January, 2013 and registered as No 35 at page 85 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki.

*[Signature]*  
Registrar of Deeds



REGISTERED TRUE COPY

REGISTRAR OF DEEDS



*31/7/13*





**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF** PAL/4425

M

**PATAN NIGERIA LIMITED**

**NDIEBOR OFOKE ISHIEKE**

**EBONYI**

that parcel of land at \_\_\_\_\_ in the \_\_\_\_\_

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

**4273.313** Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

**CSC/EB 55/2012**

(Tracing No. \_\_\_\_\_) the

boundaries of which are described below.

Starting at concrete pillar marked **SCEBB6329F** the coordinates of which are:

**260339.333** Metres North and **621671.605** Metres East of a concrete pillar marked

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

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

S/N	From	Bearing Degree (°)	Minute (')	Lengths in: M Length	To
	SCEBB6329F	323	30	40.17	SCEBB6330F
	SCEBB6330F	319	57	19.74	SCEBB7381B
	SCEBB7381B	317	45	50.43	SCEBB7382B
	SCEBB7382B	52	42	38.05	SCEBB7383B
	SCEBB7383B	131	45	81.27	SCEBB7384B
	SCEBB7384B	Bounded by	Seasonal	Water	Course to

	SCEBB6329F				
			THE	STARTING	POINT

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

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**for Surveyor-General**  
 EBONYI STATE OF NIGERIA

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