

Mar/24/013
Nº 0001950



EB038/LUL/A1/1682

No. 37

Vol: 148

PAGE 37

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:.....

File No: PAL/4716

This is to certify that **NWAEZE MOTORS LTD** of **50 EZZA ROAD ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND SITUATE ALONG EZZA ROAD NTEZI-ABA ABAKALIKI IN EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. NLS/EB038/2001** 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: **N3235.00 (THREE THOUSAND TWO HUNDRED AND THIRTY 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 **N0.00 (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 15th day of April 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 **NWAEZE MOTORS LTD** was hereunto affixed in the presence of: -

[Signature]

Director

[Signature]

Secretary

24/5/013



2013/01/03

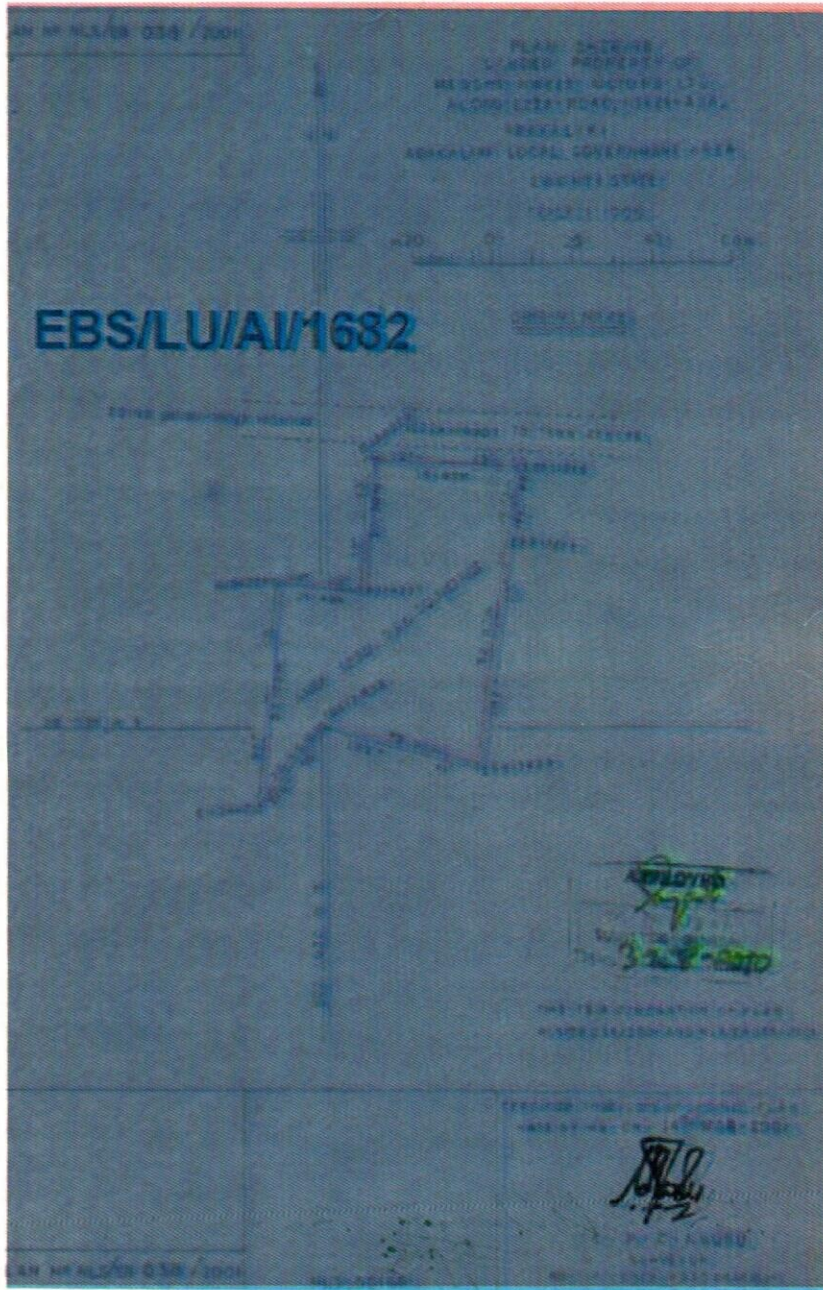
Title Holder: NWAEZE MOTORS LTD

Old File Number: EBS/LU/AI/1682 New File Number: PAL/4716

Survey Plan No: NLS/EB038/2001

Property Description: LAND SITUATE ALONG EZZA ROAD NTEZI-ABA ABAKALIKI IN EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE

One hundred naira



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-O

Commissioner For Stamp Duties
0066412OF11/2/11

This instrument was delivered for registration at 10:21 O'Clock in the FORENOON on 28th March, 2013 and registered as No.37 at page 37 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



CERTIFIED TRUE COPY
REGISTRAR OF DEEDS

22/7/13


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM


SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/4716
NWEZE MOTORS LTD

All that parcel of land **ALONG EZZA ROAD NTEZI ABA** in the **EBONYI** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **3230.996** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **NLS/EB038/2001** (Tracing No. -) the boundaries of which are described below.

Starting at concrete pillar marked **EBS1383B** the coordinates of which are: **28.036** Metres South and **802.030** Metres West 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
	EBS1383B	219	46	25.44	EN244E
	EN244E	04	08	53.72	BJ64228
	BJ64228	94	02	21.49	BJ64227
	BJ64227	03	45	30.50	BJ64229
	BJ64229	92	29	36.97	EBS1380B
	EBS1380B	186	52	17.72	EBS1381B
	EBS1381B	187	25	52.97	EBS1382B
	EBS1382B	282	41	39.97	EBS1383B
			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
