

Feb/34/011
Nº 0000682



EBB/LU/A/1646

EBONYI STATE OF NIGERIA

No: 1
A/SUR/NOT/129/7/2015/EBSSG
VOL: 148
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Certificate of Occupancy

LDR No:.....

File No: PAL/490

This is to certify that **DON CLIFF COMPANY LIMITED** of 117 OLD ENUGU ROAD MILE 50 (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **IDEMBIA ISHIEKE EBONYI L.G.A, EBONYI STATE**, described in the Schedule and more particularly marked and delineated in the **PLAN NO. COS/EB 041/2010** 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: **N4,100.00 (FOUR THOUSAND ONE HUNDRED 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 tenantable 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 (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.

31/07/015

GIVEN under my hand this 26th day of May 2015

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 **DON CLIFF COMPANY LIMITED** was hereunto affixed in the presence of: -

Director

Secretary

31/07/015



Title Holder: DON CLIFF COMPANY LIMITED

Old File Number: EBS/LU/AI/1646 New File Number: PAL/490

Survey Plan No: COS/EB 041/2010

Property Description: IDEMBIA ISHIEKE EBONYI L.G.A, EBONYI STATE.

One Hundred Naira
NIGERIA
STAMP DUTIES



REGISTRY OF
ABAKALI
Sign

REGISTRY OF
ABAKALI
Sign

The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of **NONE HUNDRED NAIRA** and the duty thereon has been assessed accordingly.

(sgd) *[Signature]* M. O
Commissioner For Stamp Duties
0057273

This instrument was delivered for registration at 12:22 O'Clock in the **AFTERNOON** on **7th February, 2011** and registered as No 1 at page 1 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

REGISTRY OF DEEDS
ABAKALI
[Signature]
Registrar of Deeds



CERTIFY TRUE COPY
[Signature]
REGISTRAR OF DEEDS

[Signature] 31/07/015



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/490

M
DON CLIFF COMPANY LTD

All that parcel of land at IDEMBIA ISHIEKE in the EBONYI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 4095.697 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. COS/EB 041/2010 (Tracing No. _____) the boundaries of which are described below.

Starting at concrete pillar marked EBS8815A the coordinates of which are: 4735.799 Metres North and 5889.038 Metres West of a concrete pillar marked NK 48 the origin of Abakaliki cadastral surveys. The boundaries run in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	EBS8815A	07	28	35.20		EBS8816A
	EBS8816A	137	05	78.20		EBS8813A
	EBS8813A	231	30	56.70		EBS8814A
	EBS8814A	135	30	31.80		EBS4981B
	EBS4981B	190	30	25.10		SCEBAD5508E
	SCEBAD5508E	279	00	28.00		SCEBAD5509E
	SCEBAD5509E	358	00	100.70		EBS8815A
			THE	STARTING		POINT

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

.....
for Surveyor-General

EBONYI STATE OF NIGERIA
