

April/29/013

Nº 0002187



EBS/Lu/A1/2331

EBONYI STATE OF NIGERIA

No 39

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Certificate of Occupancy

LDR No:.....

File No: PAL/4934

This is to certify that N.N.J.O MITCHEL COMPANY (NIGERIA) LIMITED of NO 4 NDUGBALEZE ROAD ABAKALIKI, KM 9 ABAKALIKI-OGOJA EXPRESSWAY ABAKALIKI, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT AT NO 4 NDUGBALA ROAD AMACHI, ABAKALIKI LOCAL GOVERNMENT AREA, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. DA/EB 76/2013 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: N10,195.00 (TEN THOUSAND ONE HUNDRED AND NINETY 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 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 (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 3rd 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 Edict (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 N.N.J.O MITCHEL COMPANY (NIGERIA) LIMITED was hereunto affixed in the presence of: -

[Signature]  
Director

[Signature]  
Secretary



15/5/013




**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**

**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL /4934**
**N.N.J.O. MITCHEL COMPANY NIG.LTD**

 All that parcel of land at NO 4 NDUAGBALA ROAD in the ABAKALIKI

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

1.193 Hectares shown on Ebonyi State of Nigeria Survey Plan No.

DA/EB 76/2013 (Tracing No. ) the

boundaries of which are described below.

 Starting at concrete pillar marked SC-EBZ 4022E the coordinates of which are:

256377.06 Metres North and 636086.135 Metres East of a concrete pillar marked


NIG.NAT the origin of 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-EBZ 4022E	123	14	47.17	SC-EBZ 4023E
	SC-EBZ 4023E	102	59	25.80	SC-EBZ 4024E
	SC-EBZ 4024E	111	32	39.40	SC-EBZ 4025E
	SC-EBZ 4025E	107	14	31.45	SC-EBZ 4026E
	SC-EBZ 4026E	207	28	80.60	SC-EBZ 4027E
	SC-EBZ 4027E	290	01	156.07	SC-EBAA 4952E
	SC-EBAA 4952E	45	43	04.81	SC-EBZ 4021E
	SC-EBZ 4021E	34	59	85.62	SC-EBZ 4022E

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

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