Mar 1781014 NO. 275 Nº 0002489

# EBONYI STATE OF NIGERIA

### Certificate of Occupancy

LDR No:	File No: PAL/5961
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This is to certify that CHIBOY MOTORS LIMITED of NO 153 AFIKPO ROAD, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT 53 IN BLOCK NO G, AZUIYIOKWU IN ABAKALIKI LOCAL GOVERNMENT AREA described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB460/2012 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 014 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: N850.00 (EIGHT HUNDRED AND FIFTY NAIRA) per annum.

(FIVE) year(s) of the term of this grant.

- (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 NAIORA) 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 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.

#### 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 CHIBOY MOTORS LIMITED was hereunto affixed in the presence of: -

11/9/04.

Director

Secretary



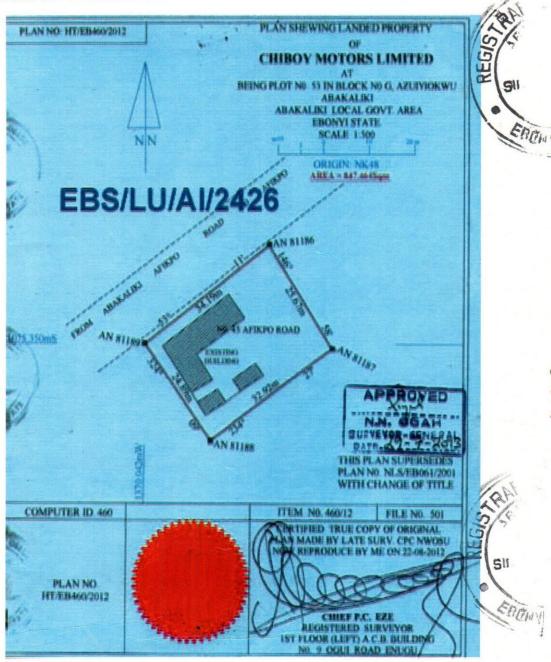
Title Holder: CHIBOY MOTORS LIMITED

Old File Number: EBS/LU/AI/2426 New File Number: PAL/5961

Survey Plan No: HT/EB460/2012

Property Description: PLOT 53 IN BLOCK NO G, AZUIYIOKWU IN ABAKALIKI

LOCAL GOVERNMENT AREA



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.

Commissioner For Stamp Duties

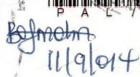
This instrument was delivered for registration at 13:48 O'Clock in the AFTERNOON on 12th March, 2014 and registered as No 45 at page 45 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

STAMP

DUTIES

Registrar of Deeds









## **EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**

# SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/5961

CHIBOY MOTORS LIMITED							
1	parcel of land at	PLOT NO 53 IN	BLOCK NO G AZ	ZUIYIOKWU in the	Abakaliki		
					ea of approximately		
847.40					Survey Plan No.		
	HT/EB460/	/2012	(Tracing No.		) the		
boundaries of which are described below.							
Starting at concrete pillar marked AN81189 the coordinates of which are:  1075.350 Metres South and Metres West of a concrete pillar marked  NK48 Metres West of a concrete pillar marked  NK48 ABAKALIKI tral surveys. The boundaries run  in straight lines the bearings and lengths of which are as follows:							
Bearing Lengths in: M							
S/N	From	Degree (°)	Minute (')	Length	То		
	AN 81189	53	11	34.19	AN 81186		
-				<b>图</b> 多类型等基本等 1859			
-	W.I						
1	AN 81186	146	58	25.67	AN 81187		
100	AN 81186	146	58	25.67	AN 81187		
	AN 81186 AN81187	234	27	25.67 32.92	AN 81187 AN 811188		
L'S							
All prop	AN81187	324	09	32.92 24.89	AN 811188 AN 81189		

for Surveyor-General

EBONYI STATE OF NIGERIA