

July/89/014

No 0002709

EBS/LWA/1/2567



EBONYI STATE OF NIGERIA

No 55

A/SURV/NO 134/2014/2014/EBSG
Vol 148 PAGE 55

Certificate of Occupancy

LDR No:.....

File No: PAL/6998

This is to certify that **WAVERON ENERGY LIMITED** of **ALONG OLD ENUGU ROAD UGWUACHARA ABAKALIKI, EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT LOCATED ALONG OLD ENUGU ROAD UGWUACHARA, EDDA ECHARA VILLAGE, EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. SSC/EB 134/2014** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2014** 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 **N2,420.00 (TWO THOUSAND FOUR HUNDRED AND TWENTY 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)** 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: **RESIDENTIAL**

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.

15/10/2014

GIVEN under my hand this 19th day of Sept 2014

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 **WAVERON ENERGY LIMITED** was hereunto affixed in the presence of: -

[Signature]

Director

S/11/014



[Signature]

Secretary



Title Holder: WAVERON ENERGY LIMITED

Old File Number: EBS/LU/AI/2567 New File Number: PAL/6998

Survey Plan No: SSC/EB 134/2014

Property Description: PLOT LOCATED ALONG OLD ENUGU ROAD UGWUACHARA, EDDA ECHARA VILLAGE, EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE

WAFERIA
ONE HUNDRED
Naira
STAMP DUTIES



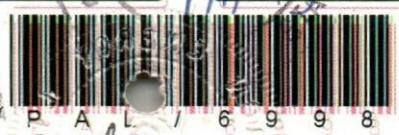
The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

Csgd/ OGAYI, M.O
 Commissioner For Stamp Duties
 RCR NO 0329024 OF 11/04/14

This instrument was delivered for registration at 16:29 O'Clock in the AFTERNOON on 8th July, 2014 and registered as No 55 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
 Registrar of Deeds

CERTIFIED TRUE COPY
CDof [Signature]
 REGISTRAR OF DEEDS



[Handwritten signature]
 11/04/14



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6998

WAVERON ENERGY LIMITED

All that parcel of land at UGWUACHARA, EDDA ACHARA VILLAGE in the EBONYI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 2,417,270 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. SC/EB134/2012 (Tracing No. _____) the

boundaries of which are described below.

Starting at concrete pillar marked SC/EBAJ3161G the coordinates of which are:

3140.482 Metres North and 1839.237 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	
		Degree (°)	Minute (')	Length	To
	SC/EBAJ3161G	324	36	44.03	AK20991
	AK20991	324	36	1.20	PEG1
	PEG1	85	36	34.15	PEG2
	PEG2	89	55	15.94	PEG3
	PEG3	86	45	28.94	PEG4
	PEG4	164	01	1.42	AK20992
	AK20992	164	01	27.28	SC/EBAJ3160G
	SC/EBAJ3160G	275	23	62.08	SC/EBAJ3161G
		THE	STARTING	POINT	

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

F.C. Akpata 22/10/14

for Surveyor-General
