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EBONYI STATE OF NIGERIA

VOL: 148

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COUNTERPART  
EBS/LUL/AI/1695

Apr/5/2011



Certificate of Occupancy

LDR No:.....

File No: PAL/702

This is to certify that **N.N.J.O.MITCHEL COMPANY (NIG) LIMITED** of **NO 4 NDIUGBALA ROAD AMACHI DEVELOPMENT CENTRE**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY AT NO 4 NDIUGBALA ROAD AMACHI, KM 80 ABAKALIKI OGOJA EXPRESSWAY ABAKALIKI, EBONYI STATE**. described in the Schedule and more particularly marked and delineated in the **PLAN NO. DA/EB 221/2010** 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: **N9,385.00 (NINE THOUSAND THREE HUNDRED AND EIGHTY-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 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.

GIVEN under my hand this...<sup>11<sup>th</sup></sup> day of...<sup>Aug 2011</sup>

**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 **N.N.J.O.MITCHEL COMPANY (NIG) LIMITED** was hereunto affixed in the presence of: -

Director

Secretary

1/9/11





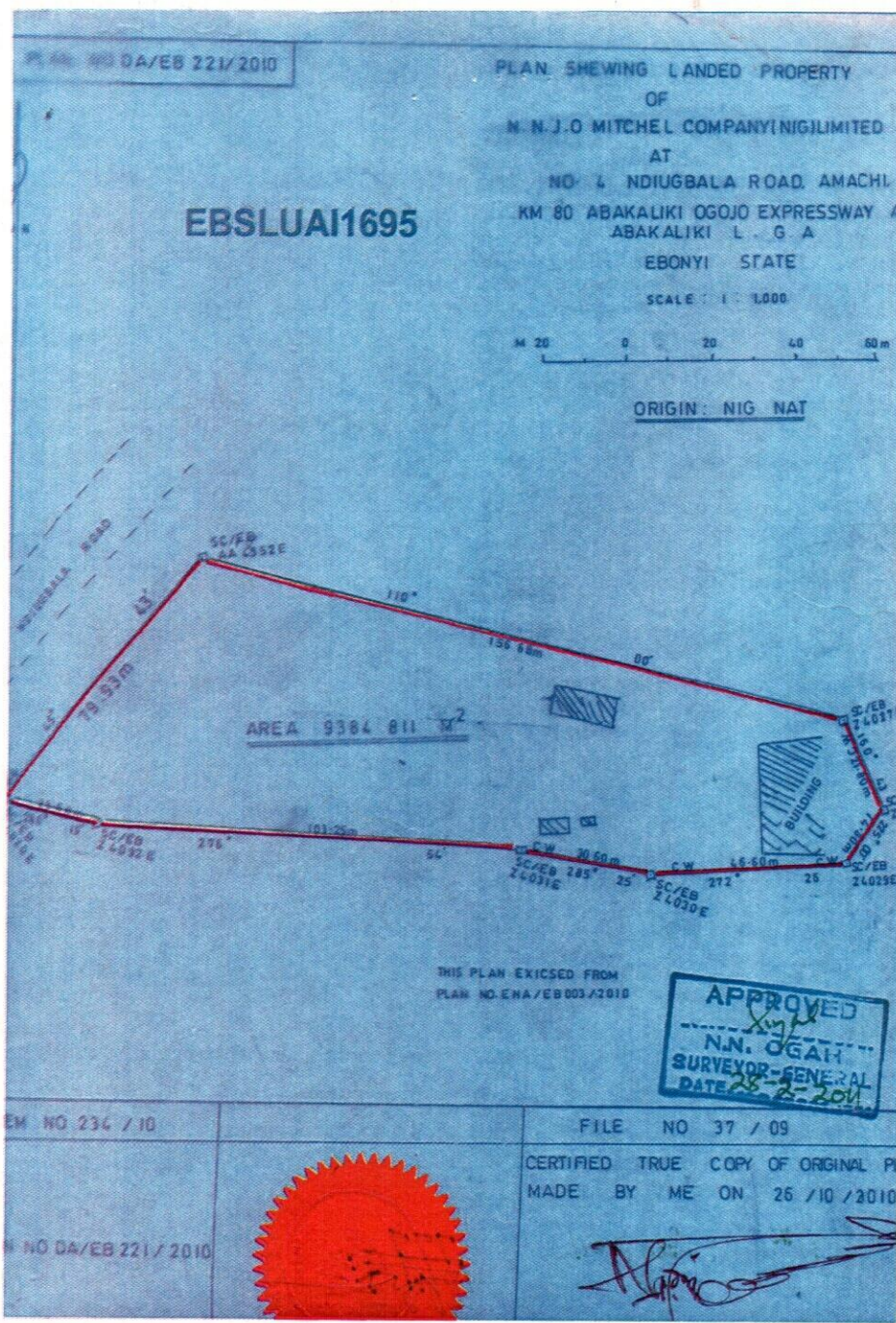
Title Holder: N.N.J.O.MITCHEL COMPANY (NIG) LIMITED

Old File Number: EBS/LU/AI/1695 New File Number: PAL/702

Survey Plan No: DA/EB 221/2010

Property Description: PROPERTY AT NO 4 NDIUGBALA ROAD AMACHI, KM 80 ABAKALIKI OGOJA EXPRESSWAY ABAKALIKI, EBONYI STATE.

Stamp: NIGERIA 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.

Commissioner For Stamp Duties (0075298) OF 2/3/2011

This instrument was delivered for registration at 12:4 O'Clock in the AFTERNOON on 1st April, 2011 and registered as No 4 at page 4 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED TRUE COPY CHIEF REGISTRAR OF DEEDS



Signature and date: 1/9/11





## EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/702

**N. N. J. O. MITCHEL COMPANY NIG. LTD**

**NDIUGBALA ROAD, AMACHI**

**ABAKALIKI**

All that parcel of land at \_\_\_\_\_ in the \_\_\_\_\_

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

**9384.811** Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

**DA/EB221/2010**

(Tracing No. \_\_\_\_\_) the

boundaries of which are described below.

Starting at concrete pillar marked **SC-EBZ 4020E** the coordinates of which are:

**256377.067** Metres North and **636086.135** Metres East of a concrete pillar marked

**NIG. NAT**

the origin of **NAT. ZERO** 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		
	SC-EBEBZ4020E	45	43	79.93		SC-EBAA 4952E
	SE-EBAA4952E	110	00	156.68		EBZ 4027E
	SC-EBZ4027E	160	43	21.80		SC-EBZ 4028E
	SC-EBZ4028E	225	00	14.80		SC-EBZ 4029E
	SC-EBZ4029E	272	26	46.60		SC-EBZ 4030E
	SC-EBZ4030E	285	25	30.60		SC-EBZ4031E
	SC-EBZ4031E	276	54	103.25		SC-EBZ4032E
	SC-EBZ4032E	206	15	23.58		SC-EBZ4020E

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

*T. J. O. Mitchel*  
 For Surveyor-General  
 Ebonyi State of Nigeria

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