

May/253/015
No. 0003831
No. 70

EBS/LUL/A1/1959
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EBONYI STATE OF NIGERIA

Adsuraw/345/01/2015/EBS9

Certificate of Occupancy

LDR No:.....

File No: PAL/9321

This is to certify that **OLUCHIKA NIGERIA LIMITED** of 6A EDDA CLOSE, AZUIYIOKWU, ABAKALIKI, EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LANDED PROPERTY KNOWN AS PLOT NO 17/18 AT BLOCK 'G' NKALIKI AZUIYIOKWU, ABAKALIKI, EBONYI STATE.** described in the Schedule and more particularly marked and delineated in the **PLAN NO. NLS/EB 012/2008** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2015** 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: **N3,340.00 (THREE THOUSAND THREE HUNDRED AND FORTY 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 **NN 10,000,000.00 (TEN 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: **RESIDENTIAL**

3/26/015

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 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 **NN/A (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 ^{22nd} 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 **OLUCHIKA NIGERIA LIMITED** was hereunto affixed in the presence of: -

[Signature]

Director

[Signature]

Secretary

27/5/015



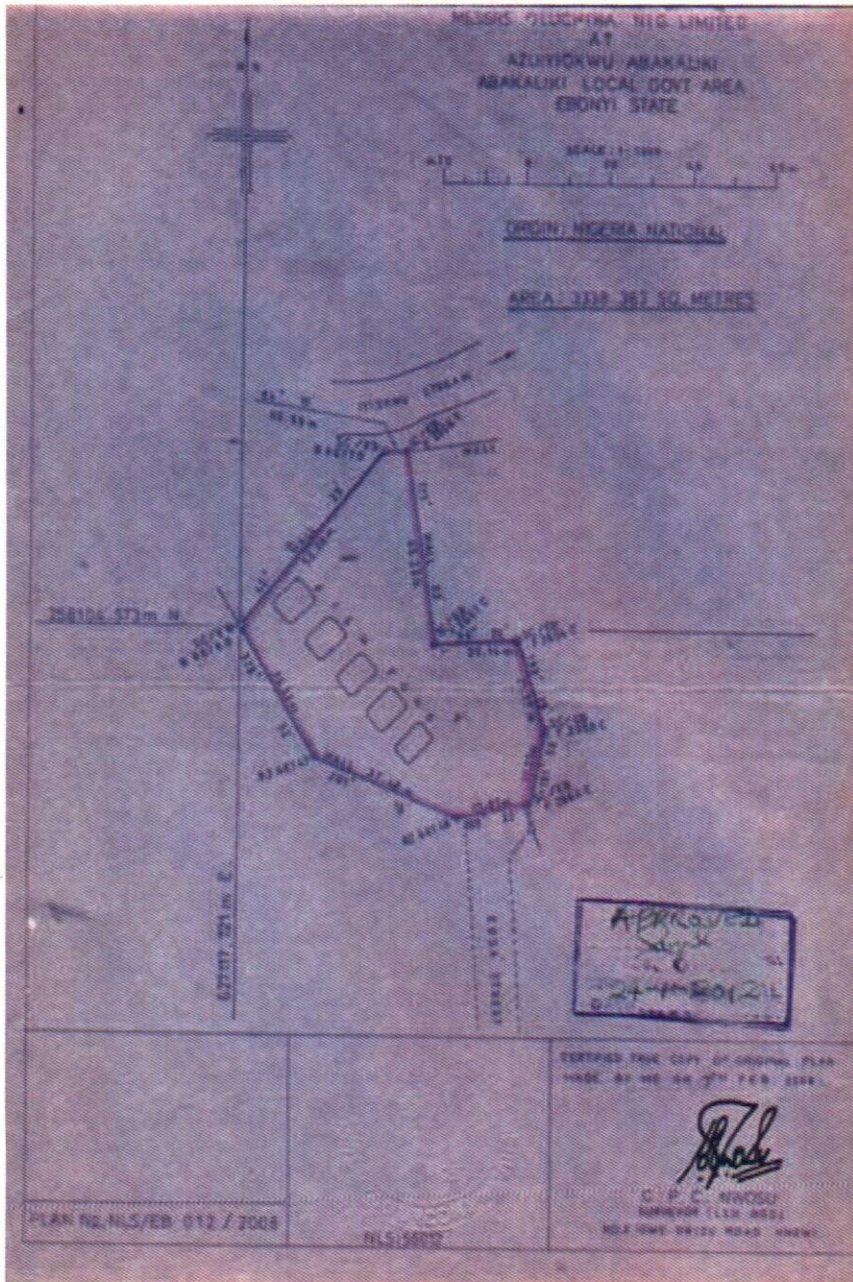
Title Holder: OLUCHIKA NIGERIA LIMITED

Old File Number: EBS/LU/AI/1959 New File Number: PAL/9321

Survey Plan No: NLS/EB 012/2008

NIGERIA
one hundred
STAMP DUTIES

Property Description: LANDED PROPERTY KNOWN AS PLOT NO 17/18 AT BLOCK 'G' NKALIKI AZUIYIOKWU, ABAKALIKI, EBONYI STATE.

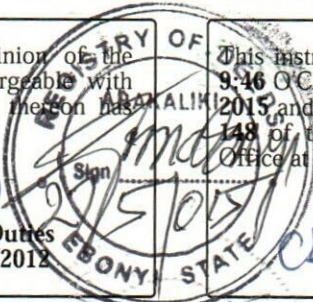


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

This instrument was delivered for registration at 9:46 O'Clock in the FORENOON on 20th May, 2015, and registered as No 70 at page 70 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

(Signature)
Commissioner For Stamp Duties
RCR NO 0124625 OF 22/3/2012

(Signature)
Registrar of Deeds



CERTIFY TRUE COPY
(Signature)
REGISTRAR OF DEEDS



(Signature)
ARA 22/5/15



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/9321

MESSERS OLUCHIKA NIG. LTD.

All that parcel of land at AZUIYIOKWU in the ABAKALIKI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 3338.383 Square Meters shown on Ebonyi State of Nigeria

Survey Plan No. NLS/EB 012/2008 (Tracing No:) the

boundaries of which are described below.

Starting at concrete pillar marked SC-EBB 8678 B the coordinates of which are:

256104.573 Meters North and 627117.721 Meter East of a concrete pillar marked

NIG. NATIONAL 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(⁰)	Minute(')	Length		
	SC-EBB 8678 B	40 ⁰	23'	53.08m		SC-EBB 8677 B
	SC-EBB 8677 B	84 ⁰	17'	05.89m		SC-EBF 2656 C
	SC-EBF 2656 C	171 ⁰	03'	45.23m		SC-EBF 2657 C
	SC-EBF 2657 C	86 ⁰	35'	20.14m		SC-EBF 2658 C
	SC-EBF 2658 C	162 ⁰	29'	21.97m		SC-EBF 2659 C
	SC-EBF 2659 C	191 ⁰	56'	17.77m		SC-EBF 2660 C
	SC-EBF 2660 C	259 ⁰	33'	17.37m		BJ 46148
	BJ 46148	291 ⁰	14'	37.48m		BJ 46147
	BJ 46147	328 ⁰	52'	35.53m		SC-EBB 8678 B

THE STARTING POINT

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

For Surveyor-General
Ebonyi State of Nigeria