

AT/SURIND/33/5/2018/ERSC

No. 4999



ERSC/LU/M/3689

EBONYI STATE OF NIGERIA

Feb/15/2016

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No. 83

Certificate of Occupancy

LDR No:.....

File No: PAL/13624

This is to certify that JEZCO OIL NIGERIA LIMITED of KILO METER 7 NUMAN ROAD YOLA , ADAMAWA STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LANDED PROPERTY KNOWN AS NO. 1B WATER WORKS ROAD AND PLOT NOS' 108 AND 215 IN BLOCK "A" ABAKPA LAYOUT ABAKALIKI, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. BNIL/030/2013 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2016 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: N5,600.00 (FIVE THOUSAND SIX HUNDERD 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 N2,000,000.00 (TWO 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: 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 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.

GIVEN under my hand this 15 day of 07 2017

ENGR. DAVID UMAHI NWEZE
GOVERNOR EBONYI STATE OF NIGERIA

The Common seal of the within named JEZCO OIL NIGERIA LIMITED was hereunto affixed in the presence of: -

Director

Secretary



30/8/2017

Title Holder: JEZCO OIL NIGERIA LIMITED

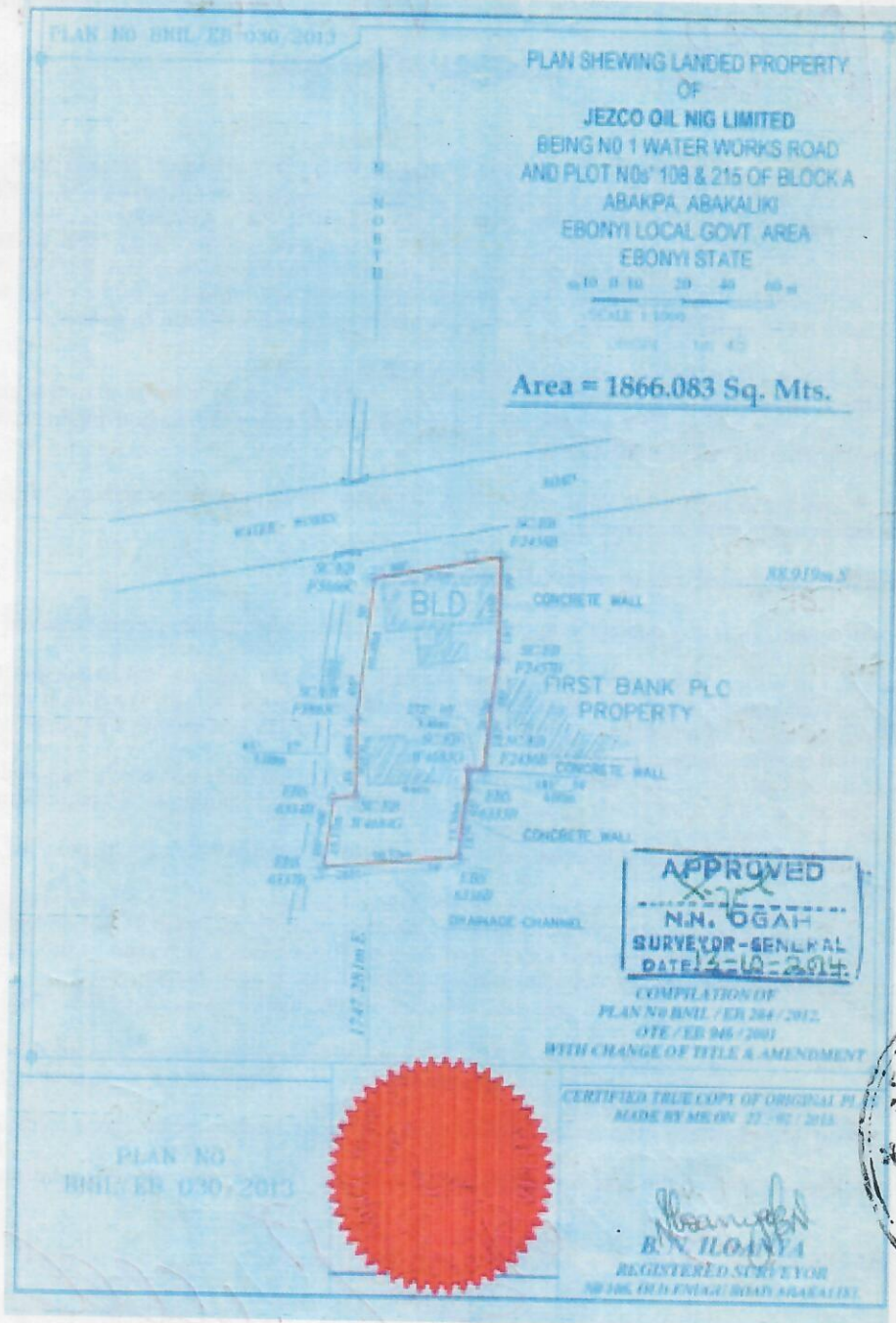
Old File Number: EBS/LU/AI/3689 New File Number: PAL/13624

Survey Plan No: BNIL/030/2013

Property Description: LANDED PROPERTY KNOWN AS NO. 1B WATER WORKS ROAD AND PLOT NOS' 108 AND 215 IN BLOCK "A" ABAKPA LAYOUT ABAKALIKI, EBONYI STATE.

NIGERIA
One hundred
name
STAMP DUTIES

REGISTRAR
ABAKALI
EBONYI



APPROVED
N.N. OGANAH
SURVEYOR - GENERAL
DATE 14-10-2014

REGISTRAR OF
DEEDS
ABAKALI
EBONYI STATE

The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N300.00 and the duty thereon has been assessed accordingly.
Sgd Oganah m.v
Commissioner For Stamp Duties
RCR NO 095570 OF 28/07/2016

This instrument was delivered for registration at 12:14 O'Clock in the AFTERNOON on 3rd August, 2016 and registered as No 83 at page 83 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki
Sty Registrar of Deeds

REGISTRAR OF DEEDS
ABAKALI
EBONYI STATE
27/08/16

Certified True Copy
Sty
REGISTRAR OF DEEDS



Behnsha
27/11/16

EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF



LANDED PROPERTY OF JEZCO OIL NIG LIMITED AT NO.1 WATER WORKS ROAD ABAKALIKI AND PLOT 108 & 215 OF BLOCK A EBONYI STATE

All that parcel of Land at NO.1 WATER WORKS ROAD ABAKALIKI in the EBONYI

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

Approximately..... **1866.083** Square Meters shown on Ebonyi State of

Nigeria survey Plan No **BNIL/030/2013** (Tracing No:) the

Boundaries of which are described below.

Starting at concrete pillar marked..... **SC/EBF5866C** the co-ordinates of which are:

88.919 Meters South and **1747.28** Meter East 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	Length	To	
	SC/EBF5866C	80°	22 ¹	29.20m	SC/EBF2458B
	SC/EBF2458B	181°	09 ¹	21.63m	SC/EBF2457B
	SC/EBF2457B	187°	20 ¹	24.18m	SC/EBF2456B
	SC/EBF2456B	272°	05 ¹	3.46m	SC/EB W4683G
	SC/EB W4683G	181°	54 ¹	4.00m	EB56335B
	EB56335B	187°	05 ¹	15.30m	EB56336B
	EB56336B	265°	39 ¹	30.72m	EB56337B
	EB56337B	08°	06 ¹	15.15m	EB56334B
	EB56334B	85°	17 ¹	5.00m	SC/EB W4684G
	SC/EB W4684G	359°	51 ¹	16.45m	SC/EBF5865C
	SC/EBF5865C	06°	50 ¹	30.48m	SC/EBF5866C

THE STARTING POINT

All property beacons are concrete pillars; all bearing and lengths approximate and all bearings are referred to Notional/True North.

[Signature]
For Surveyor General
Ebonyi State of Nigeria