

N^o 0000006



EBONYI STATE OF NIGERIA

Nov/23/2000

Certificate of Occupancy

File No: GAL/022

This is to certify that ARUAH OKOCHA CLEMENT of NO 8 AROCHUKWU LANE ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT A/79 GOVERNMENT RESIDENTIAL (AGUOGBORIGA) LAYOUT ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. EB-48 attached to this certificate and thereon bordered or verged RED for the term of 89 (EIGHTY NINE) year(s) from the 1ST JANUARY, 2010 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: N263.00 (TWO HUNDRED AND SIXTY THREE 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: 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 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 CHIEF LAND OFFICER 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) To pay an improvement premium of N 13,156.00 (THIRTEEN THOUSAND ONE HUNDRED AND FIFTY SIX NAIRA)
(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.

RECERTIFIED under my hand this 14th day of July 2010

Signature of Commissioner for Lands, Survey and Housing Ebonyi State of Nigeria: COMRADE JONAH EGBA

(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) NO.2 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act No.6 of 1978.

Signature of Holder / Holders Signature of Witness

Name of Witness UGHUMBA RITA (MRS) Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI

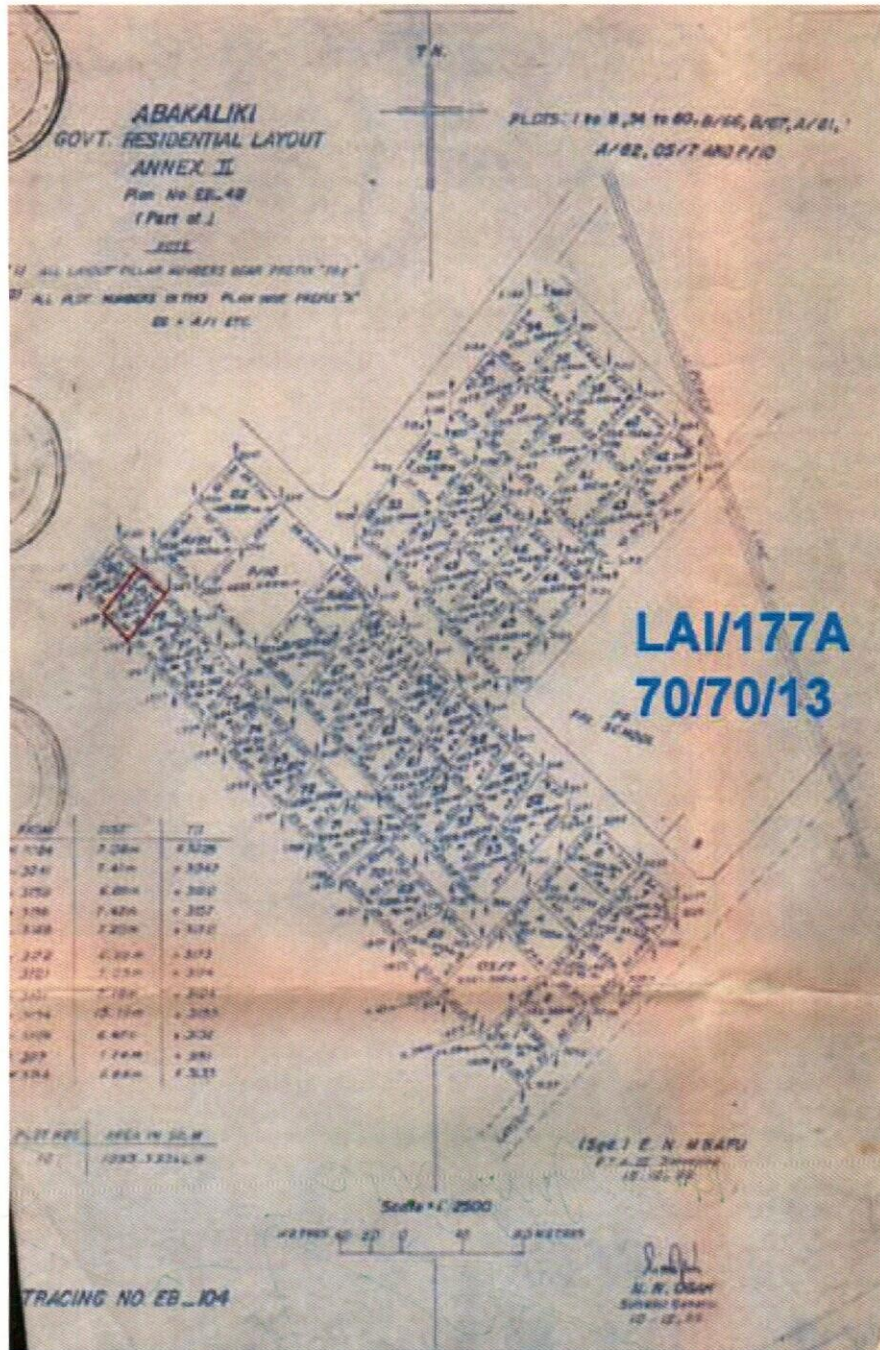


Title Holder: ARUAH OKOCHA CLEMENT

Old File Number: LAI/177A **New File Number:** GAL/022

Survey Plan No: EB-48

Property Description: PLOT A/79 GOVERNMENT RESIDENTIAL (AGUOGBORIGA) LAYOUT ABAKALIKI



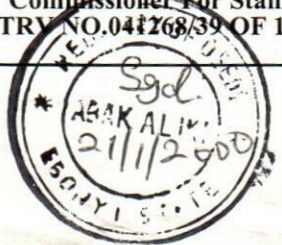
The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N521.00 and the duty thereon has been assessed accordingly.

SIGNED

Commissioner For Stamp Duties
TRY NO.041268/39 OF 10/10/2000

This instrument was delivered for registration at 11.30 O'Clock in the FORENOON on 17TH NOVEMBER, 2000 and registered as No 70 at page 70 Volume 13 of the Ministry of Lands Registry in the Office at ABAKALIKI

Deputy Registrar of Deeds





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/022

ARUAH OKOCHA CLEMENT

All that parcel of land at **PLOT A/79 G.R.L/OUT(AGUOGBORIGA)** in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **877.085** Square Metres / Square Hectares shown on Ebonyi State of Nigeria Survey Plan

No. **EB-48** (Tracing No. **EB-104**) the boundaries of which are described below.

Starting at concrete pillar marked **PBK 1959** the coordinates of which are: **627.666** Metres North / South and **1269.531** Metres East / West of a concrete pillar marked **NK 48** the origin of **ABAKALIKI** cadastral surveys. The boundaries run in straight lines the bearings and length of which are as follows:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	PBK 1791	316	59'05"	22.378		PBK 1959
	PBK 1959	037	16'14"	38.642		PBK 3121
	PBK 3121	136	28' 05"	23.518		PBK 3122
	PBK 3122	218	59'12"	38.677		PBK 1791

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

For Surveyor-General
Ebonyi State of Nigeria
