

Nº 0000030



EBS/LCA/A-1503

EBONYI STATE OF NIGERIA

NOV/1/2010

Certificate of Occupancy

LDR No:.....

File No: GAL/108

This is to certify that **BENJAMIN ENYI of NOYO ALIKE IKWO** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT 80A MGBABOR LAYOUT EBONYI L.G.A** described in the Schedule and more particularly marked and delineated in the **PLAN NO. EB-146** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-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: **N830.00 (EIGHT HUNDRED AND THIRTY 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 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) To pay an improvement premium of **N20,672.00 (TWENTY THOUSAND SIX HUNDRED AND SEVENTY-TWO 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.

16/03/2011

GIVEN under my hand this.....day of.....

15th January 2011

COMRADE JONAH EGBA
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.

Signature of Holder / Holders *[Signature]* Signature of Witness *[Signature]*

Name of Witness *UGWUNBA RITA (MRS)* Occupation of Witness *CIVIL SERVANT*

Address *MIN OF LANDS, SURVEY AND HOUSING ABAKALIKI*



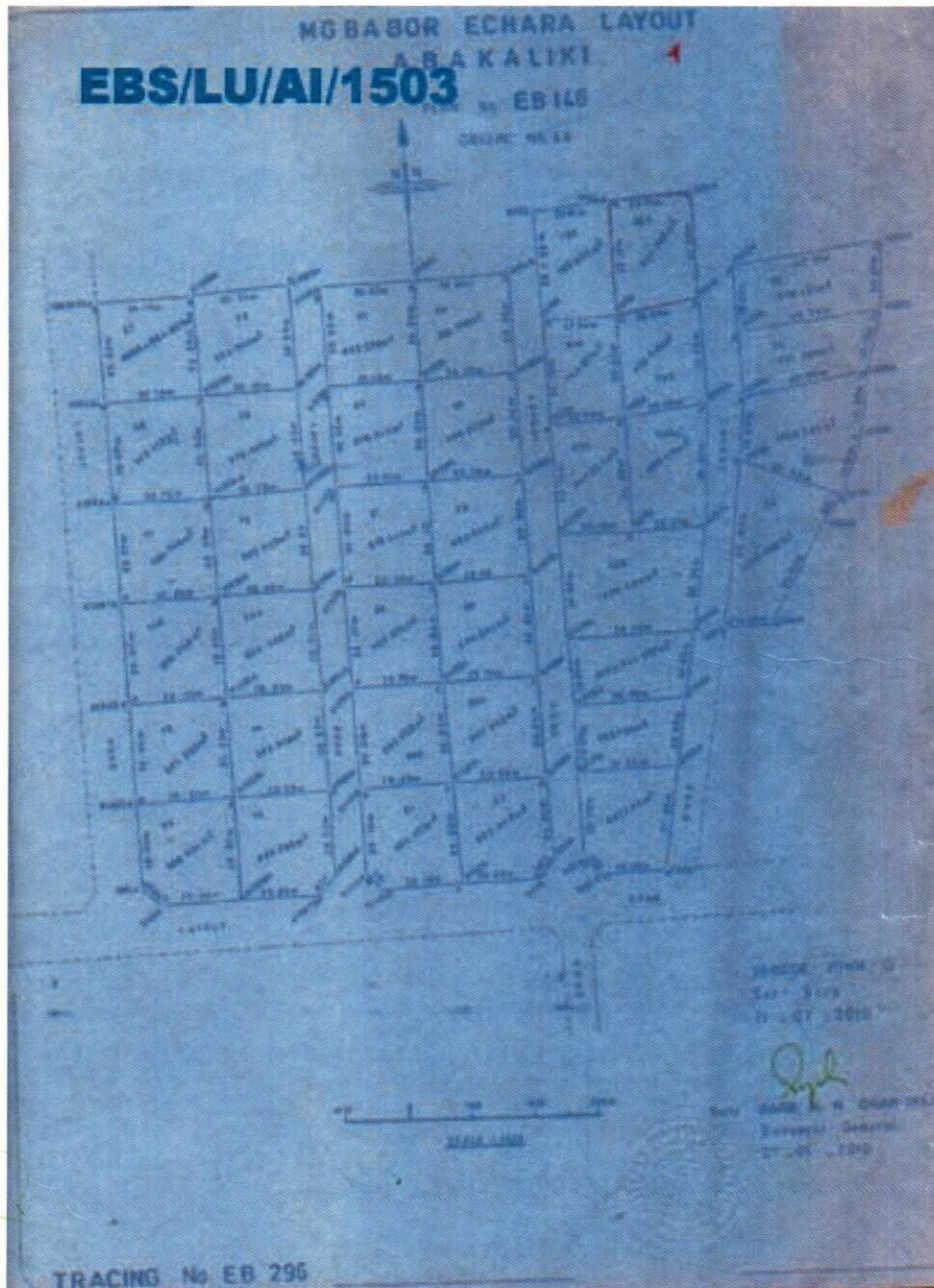
Title Holder: BENJAMIN ENYI

Old File Number: EBS/LU/AI/1503 New File Number: GAL/108

Survey Plan No: EB-146

Property Description: PLOT 80A MGBABOR LAYOUT EBONYI L.G.A

NIGERIA
One hundred
hours
STAMP DUTIES

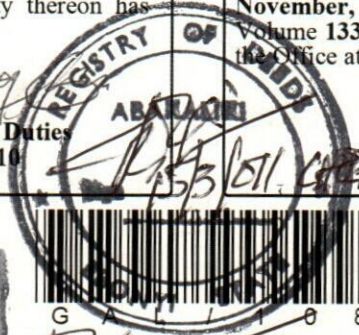


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

[Signature]
Commissioner For Stamp Duties
0051549 OF 31/05/2010

This instrument was delivered for registration at 11:56 O'Clock in the FORENOON on 3rd November, 2010 and registered as No 1 at page 1 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds



CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS

[Handwritten signature]
15/03/011



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/108

PLOT 80A MGBABOR-ACHARA LAY/OUT ABAKALI KI

All that parcel of land at **PLOT 80A MGBOR L/OUT** in the **EBONYI** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **826.906** Square Metres / Square Hectares shown on Ebonyi State of Nigeria Survey Plan No. **EB 146** (Tracing No. **EB 296**) the boundaries of which are described below.

Starting at concrete pillar marked **PBK1194A** the coordinates of which are: **434.552** Metres South and **2205.327** Metres West of a concrete pillar marked **NK 48** the origin of **ABAKALI KI** 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		
	PBK1194A	81	38.38	25.71		PBK1184A
	PBK1184A	175	19.24	31.99		PBK1185A
	PBK1185A	261	24.07	26.00		PBK1195A
	PBK1195A	355	49.49	32.13		PBK1194A

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
