

Man/104/015
Nº 0003399

EB/4/506
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EBONYI STATE OF NIGERIA

No. 88

A1/SUR/NO/163/15/2015/EB889

Certificate of Occupancy

LDR No:.....

File No: GAL/1088

This is to certify that NGWU WALTER AKPA of NO 3 CHUKWUDI OKEMINI CLOSE OFF UMUNZE STREET ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND KNOWN AS PLOT 248 ZONE 19 OCHO UDO CITY LAYOUT(HIGH DENSITY) ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. EB-228 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: N635.00 (SIX HUNDRED AND THIRTY 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 N10,000,000.00 (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

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 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 N116,476.80 (ONE HUNDRED AND SIXTEEN THOUSAND FOUR HUNDRED AND SEVENTY SIX NAIRA EIGHTY KOBO)
- (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 11th 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) 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 *Awayley* Signature of Witness *Ugbala Sunday*

Name of Witness UGBALA SUNDAY Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI

27/5/15



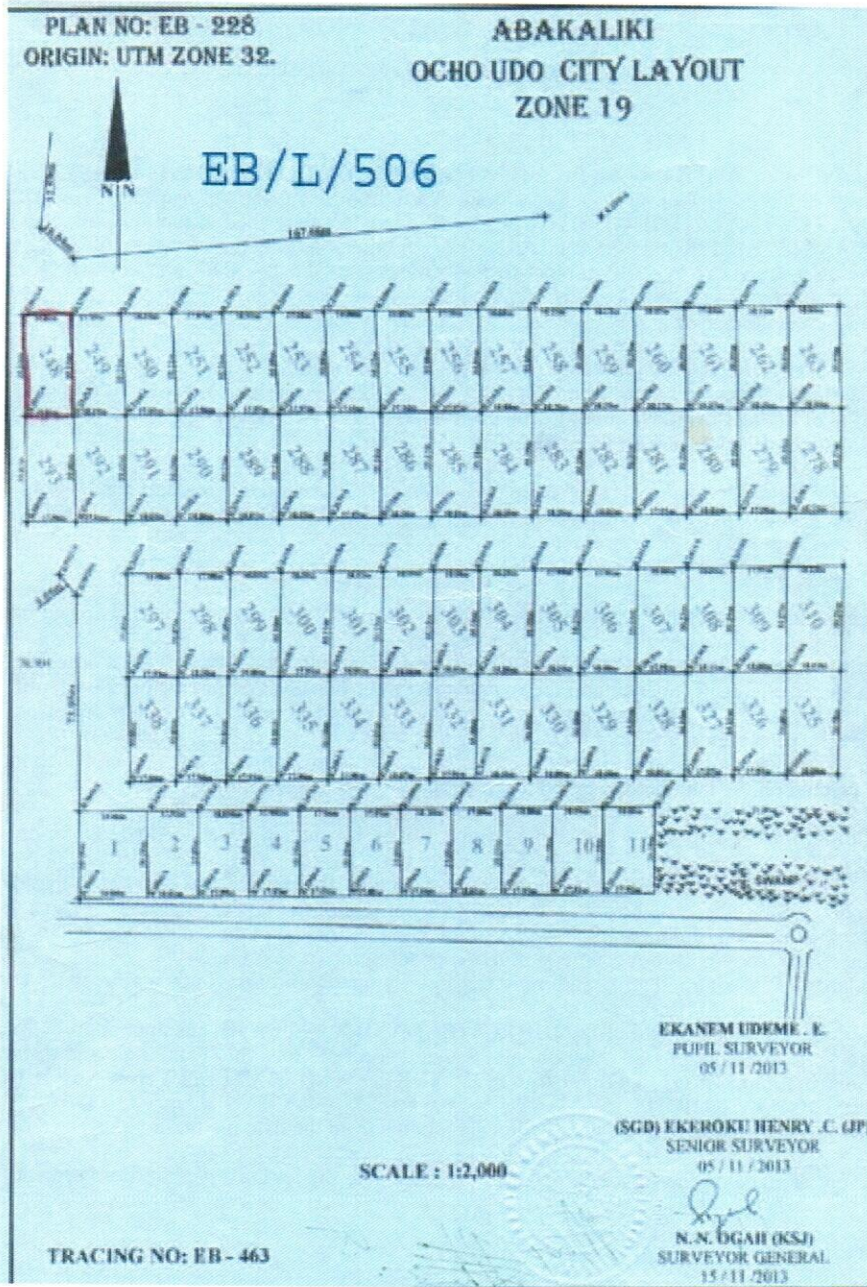
Title Holder: NGWU WALTER AKPA

Old File Number: EB/L/506 New File Number: GAL/1088

Survey Plan No: EB-228

Property Description: LAND KNOWN AS PLOT 248 ZONE 19 OCHO UDO CITY LAYOUT(HIGH DENSITY) ABAKALIKI

NIGERIA
One hundred
naing
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.

(Sgd) OGAJI, M-O

Commissioner For Stamp Duties
0343471

This instrument was delivered for registration at 12:49 O'Clock in the AFTERNOON on 6th March, 2015 and registered as No 88 at page 88 Volume 345 of the Ministry of Lands Registry in the Office at Abakaliki



(Signature)
Registrar of Deeds

CERTIFY TRUE COPY
CSO/ REGISTRAR OF DEEDS



(Signature)
27/5/15





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



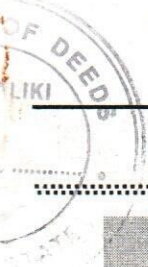
SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/1088

PLOT NO. 248 ZONE 19 OCHO UDO CITY LAYOUT, ABAKALIKI

All that parcel of land at PLOT NO. 248, ZONE 19 OCHO UDO in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 631.059 Square Meters shown on Ebonyi State of Nigeria Survey Plan No. EB 228 (Tracing No: EB - 463) the boundaries of which are described below.

Starting at concrete pillar marked PBK 5912 A the coordinates of which are: 696909.432 Meters North and 401969.749 Meter East of a concrete pillar marked UTM (ZONE 32) the Origin of NATIONAL 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 | |
|-----|------------|-----------|-----------|---------------|------------|
| | | Degree(°) | Minute(') | Length | To |
| | PBK 5912 A | 359° | 08' | 34.03m | PBK 5911 A |
| | PBK 5911 A | 89° | 33' | 18.02m | PBK 2390 A |
| | PBK 2390 A | 179° | 24' | 35.13m | PBK 2345 A |
| | PBK 2345 A | 269° | 38' | 18.00m | PBK 5912 A |

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

