

Nº 0001451



GB/L/LA/804

EBONYI STATE OF NIGERIA

April 228/012
No. 3

Vol: 205

PAGE 3

Certificate of Occupancy

LDR No:.....

File No: GAL/419

This is to certify that **BAPTIST CHURCH** of **NO 10 NASI STREET ABAKALIKI, EBONYI STATE**. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT OS/2 HATCHARY LAYOUT, ABAKALIKI**, described in the Schedule and more particularly marked and delineated in the **PLAN NO. 148** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2012** 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: N1055.00 (ONE THOUSAND, FIFTY 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 **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) Paid an improvement premium of **N31300.00 (THIRTY ONE THOUSAND THREE HUNDRED)**
- (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.

14/03/12

GIVEN under my hand this 15th day of July 2012

[Signature]

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 **BAPTIST CHURCH** was hereunto affixed in the presence of: -

[Signature]

TRUSTEE

EMENIKE KINGSLEY EKPEMANDU

[Signature]

TRUSTEE

ALUMA SIMEON USULOR

3/12/012



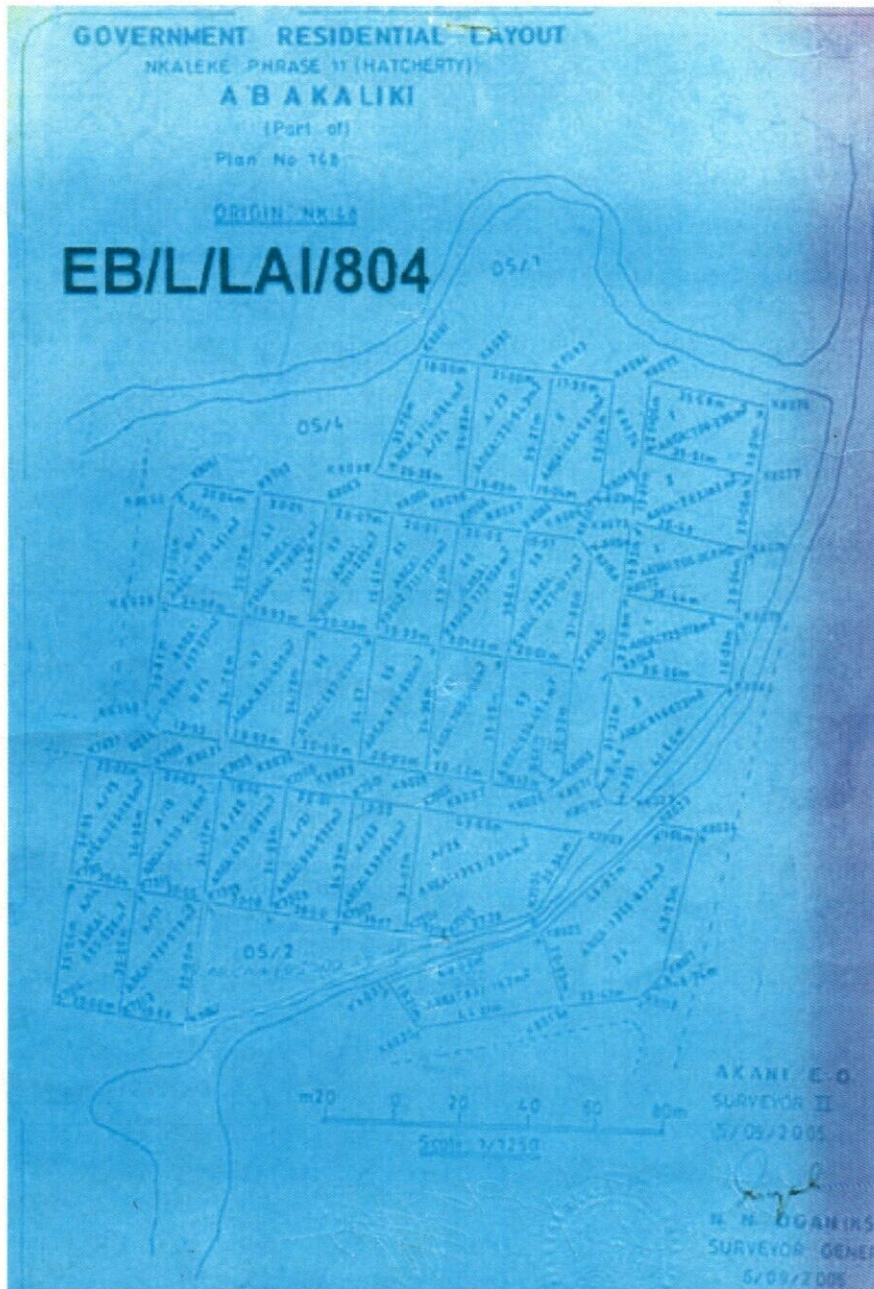
Title Holder: BAPTIST CHURCH

Old File Number: EB/L/LAI/804 New File Number: GAL/419

Survey Plan No: 148

Property Description: PLOT OS/2 HATCHARY LAYOUT, ABAKALIKI.

REGISTRY
ONE HUNDRED
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.

(S40) OBASI, B. O.
Commissioner For Stamp Duties
0023890 10/6/10

This instrument was delivered for registration at 13:39 O'Clock in the AFTERNOON on 30th April, 2012 and registered as No 3 at page 3 Volume 205 of the Ministry of Lands Registry in the Office at Abakaliki

03/03
Registrar of Deeds

TRUE COPY
REGISTRY OF DEEDS



11/12/012


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/419
BAPTIST CHURCH
PLOT OS/2 HATCHERY LAYOUT
ABAKALIKI

All that parcel of land at _____ in the _____

 Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **1052.02**

Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

EB-148

 (Tracing No. **EB-227**) the

boundaries of which are described below.

 Starting at concrete pillar marked **PBK8047** the coordinates of which are:

1747.207 Metres South and **205.116** Metres 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	
		Degree (°)	Minute (')	Length	To
	K8047	09	23	35.06	K7909
	K7909	99	09	20.02	K7908
	K7908	99	08	20.00	K7907
	K7907	99	08	19.97	K7906
	K7906	99	13	12.78	K7905
	K7905 BOUN	DED BY	THE STR	EAM TO	K8047
			The	Starting	Point

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
