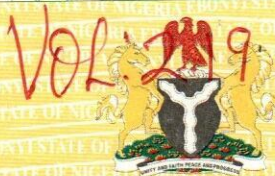


NO: 21

Nº 0001382



Page: 21

EB/L/LA/628A

Jun/72/012

EBONYI STATE OF NIGERIA

A/SUR/NO/64/3/2016/EBSSG

Certificate of Occupancy

LDR No:.....

File No: GAL/463

This is to certify that SIMON NNANNA IGWE of NO 1 BEN IGWE STREET, NTEZI ABA, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT EP/9A,B,C,D,E AND F EZZA ROAD NORTH EXTENSION LAYOUT, ABAKALIKI. described in the Schedule and more particularly marked and delineated in the PLAN NO. EB-214 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: N5240.00 (FIVE THOUSAND TWO HUNDRED AND FORTY 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 tenatable 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 N130,985.00 (ONE HUNDRED AND THIRTY THOUSAND, NINE HUNDRED AND EIGHTY FIVE 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.

GIVEN under my hand this 13th day of Jan 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) 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 of Witness

Name of Witness UGBALA SUNDAY J Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI.

15/06/012



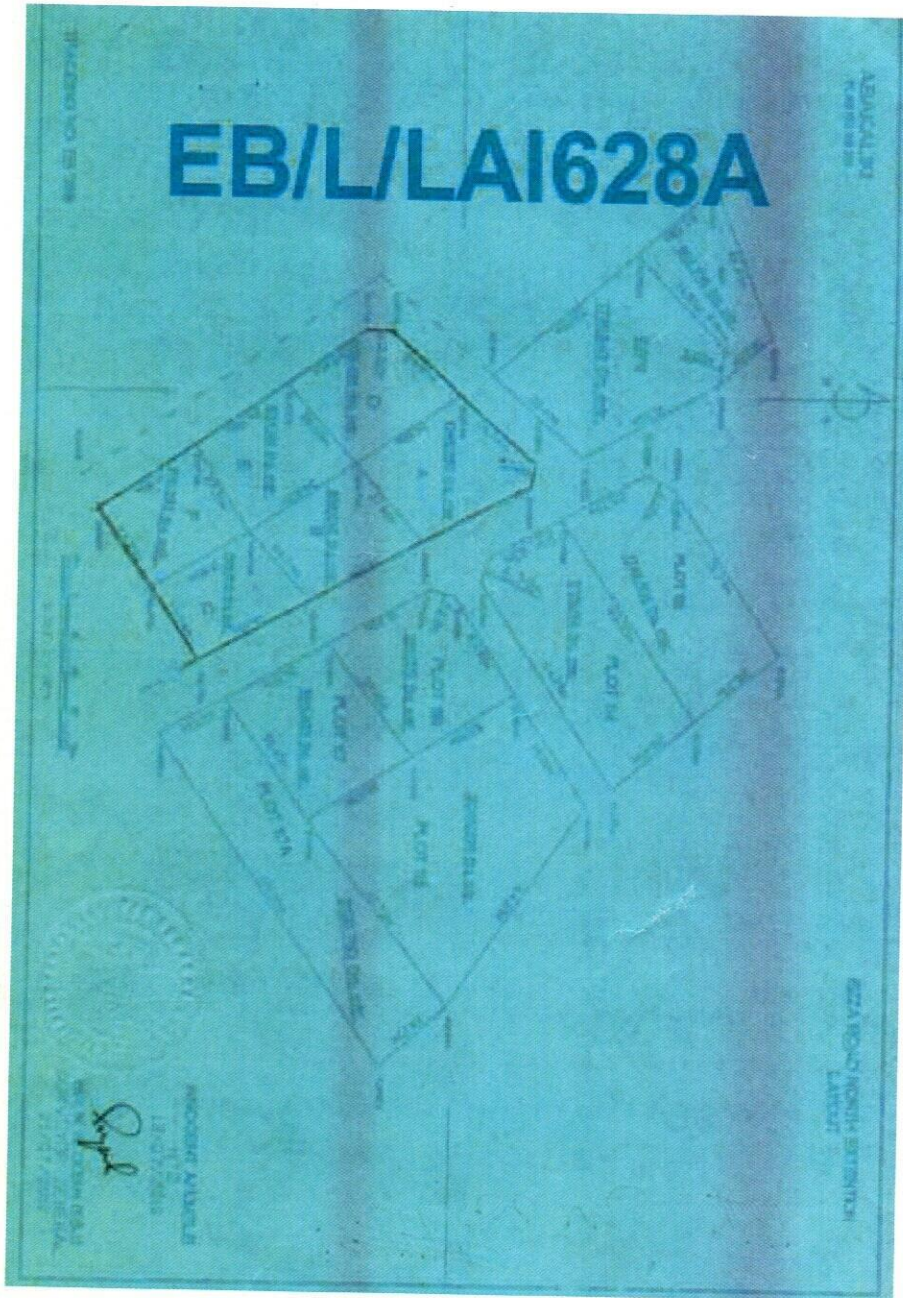
Title Holder: SIMON NNANNA IGWE

Old File Number: EB/L/LAI/628A New File Number: GAL/463

Survey Plan No: EB-214

Property Description: PLOT EP/9A,B,C,D,E AND F EZZA ROAD NORTH EXTENSION LAYOUT, ABAKALIKI.

One hundred Naira
NIGERIA
STAMP DUTIES



REGISTRAR
ABA
Sign
EBONYI

REGISTRAR
ABAKALIKI
Sign
EBONYI

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.

Sgt Ojeyi M.O
Commissioner For Stamp Duties
0144868 4/5/012

This instrument was delivered for registration at 15:55 O'Clock in the AFTERNOON on 14th June, 2012 and registered as No 21 at page 21 Volume 219 of the Ministry of Lands Registry in the Office at Abakaliki

REGISTRAR
ABAKALIKI
[Signature]
Registrar of Deeds

Certified True Copy
[Signature]
REGISTRAR OF DEEDS



[Signature]
07/11/2016



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM
SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/463

PLOT EP/9. A, B, C, D, E AND F EZZA ROAD NORTH EXTENSION LAYOUT

All that parcel of land at PLOT EP/9A, B, C, D, E AND F EZZA RD. NORTH EXT. L/O in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 5239 263 Square Meters shown on Ebonyi State of Nigeria Survey Plan No. EB-214 (Tracing No: EB-389) the boundaries of which are described below.

Starting at concrete pillar marked PBK 1482 A the coordinates of which are: 1078.643 Meters South and 261.000 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		Lengths in: M	
		Degree(°)	Minute(')	Length	To
	PBK 1482 A	95°	29'	5.63m	PBK 1483 A
	PBK 1483 A	152°	29'	34.00m	PBK 1481 A
	PBK 1481 A	152°	29'	34.00m	PBK 1480 A
	PBK 1480 A	152°	29'	34.11m	PBK 1479 A
	PBK 1479 A	232°	39'	23.34m	PBK 1477 A
	PBK 1477 A	235°	07'	24.99m	PBK 1469 A
	PBK 1469 A	326°	51'	31.71m	PBK 1470 A
	PBK 1470 A	326°	32'	29.28m	PBK 1471 A
	PBK 1471 A	326°	44'	25.01m	PBK 1472 A
	PBK 1472 A	001°	06'	7.97m	PBK 1473 A
	PBK 1473 A	40°	01'	24.90m	PBK 1474 A
	PBK 1474 A	40°	01'	26.94m	PBK 1482A

THE STARTING POINT

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

.....
[Signature]
For Surveyor-General
Ebonyi State of Nigeria
