

Oct/19/12

Nº 0001846



EB/L/LA/465 I

EBONYI STATE OF NIGERIA

No. 32 A/SUR (NO) 154/3/2013/EB89 Vol: 148 PAGE 32

Certificate of Occupancy

LDR No:.....

File No: GAL/542

This is to certify that WIDOWCARE FOUNDATION of KM 10 ABAKALIKI-ENUGU EXPRESS WAY ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT UMUOGHARA EZZA NORTH LOCAL GOVERNMENT AREA OF EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. RE-EB127 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: N10,620.00 (TEN THOUSAND SIX HUNDRED AND TWENTY 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: COMMERCIAL

26/3/13

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 N00.00 (N/A)
- (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 19th day of March 2013

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 WIDOWCARE FOUNDATION was hereunto affixed in the presence of: -

Director Secretary

26/3/13



Title Holder: WIDOWCARE FOUNDATION

Old File Number: EB/L/LAI/465 New File Number: GAL/542

Survey Plan No: RE-EB127

Property Description: LAND AT UMUOGHARA EZZA NORTH LOCAL GOVERNMENT AREA OF EBONYI STATE

one hundred
Naira



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.

Egodiobasi B. O
Commissioner For Stamp Duties
0183135 OF 6/9/12

This instrument was delivered for registration at 10:4 O'clock in the FORENOON on 17th October, 2012 and registered as No 32 at page 32 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds

[Signature]
26/03/013



G A L / 5 4 2


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/542
WIDOWCARE FOUNDATION NIG

All that parcel of land at UMUOGHARA EZZA NORTH in the EZZA NORTH

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

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

RE-EB127

(Tracing No. RE-EB208) the

boundaries of which are described below.

Starting at concrete pillar marked PBK6814 the coordinates of which are:

258896.622 Metres North and 622677.814 Metres East of a concrete pillar marked

NIG 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
	PBK6814	217	35	111.93	PBK6823
	PBK6823	332	21	42.25	PBK6824
	PBK6824	326	06	34.56	PBK6825
	PBK6825	325	35	45.95	PBK4268A
	PBK4268A	57	57	7.74	PBK4267A
	PBK4267A	329	46	3.02	PBK4266A
	PBK4266A	39	40	69.83	PBK4265A
	PBK4265A	132	17	112.72	PBK6814

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

[Signature]
For Surveyor-General

Ebonyi State of Nigeria
