

NOV/20/2012

No. 0001767



EBS/BLH/4478

EBONYI STATE OF NIGERIA

A/SUR/NO/116/12/2012/EBSG

Certificate of Occupancy

PAGE 90

LDR No: No 90

Vol: 231

File No: GAL/557

This is to certify that OMOKE SAMUEL of MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI, EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY KNOWN AS PLOT 310 GRA LAYOUT (AGUOGBORIGA) ABAKALIKI, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. EB-47 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: N715.00 (SEVEN HUNDRED AND FIFTEEN 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 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 N10,724.00 (TEN THOUSAND SEVEN HUNDRED AND TWENTY-FOUR 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.

18/01/2013

GIVEN under my hand this 11th day of Dec 2012

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 ..... Signature of Witness .....

Name of Witness Nwoie B.U Occupation of Witness Civil Service

Address Min. of Lands, Survey and Housing Abakaliki

11/01/2013





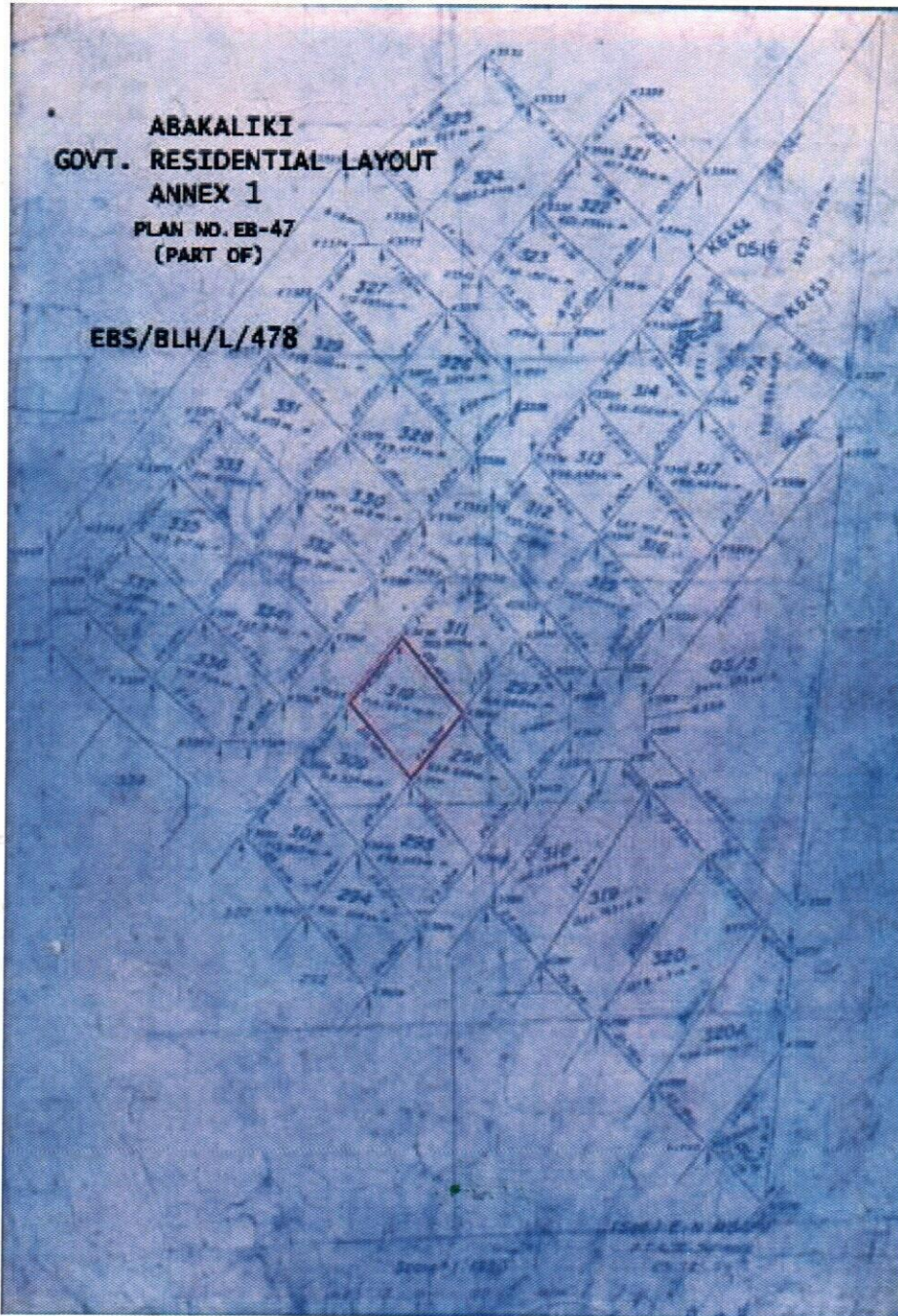
Title Holder: OMOKE SAMUEL

Old File Number: EBS/BLH/L/478 New File Number: GAL/557

Survey Plan No: EB-47

Property Description: PROPERTY KNOWN AS PLOT 310 GRA LAYOUT (AGUOGBORIGA) ABAKALIKI, EBONYI STATE.

Stamp: EBONYI STATE one hundred Naira 2012



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.  
*Obasi B-O*  
Commissioner For Stamp Duties  
RCR NO 0064515 OF 19/5/2005

This instrument was delivered for registration at 13:0 O'Clock in the AFTERNOON on 7th November, 2012 and registered as No 90 at page 90 Volume 231 of the Ministry of Lands Registry in the Office at Abakaliki  
*[Signature]*  
Registrar of Deeds

RECEIVED THE COPY  
*[Signature]*  
REGISTRAR OF DEEDS  
11/01/12



G A L / 5 5 7





**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/557**

**SAMUEL OMOKE**

All that parcel of land at  PLOT NO 310 GOVT RES LAYOUT  in the  ABAKALIKI  Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately  714.904  Square Metres shown on Ebonyi State of Nigeria Survey Plan No.  EB -47  (Tracing No.  EB -113 ) the boundaries of which are described below.

Starting at concrete pillar marked  PBK 3636  the coordinates of which are:  448.382  Metres South and  1392.601  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		To
		Degree (°)	Minute (')	Length		
	PBK 3636	138	30	29.46M		PBK 3640
	PBK 3640	220	27	24.50M		PBK 3641
	PBK 3641	318	29	29.48M		PBK 3635
	PBK 3635	40	30	24.50M		PBK 3636
			THE	STARTING		POINT

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

*[Handwritten Signature]*

**For Surveyor-General**  
Ebonyi State of Nigeria

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