

EB/L/LAT/158

EBONYI STATE OF NIGERIA

Certificate of Occupancy

| NB | No. | |
|----|-----|--|

File No: GAL/591

This is to certify that EKOYO FRIDAY of NO 3B NDIZUOGU STREET, ABAKALIKI, EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LANDED PROPERTY KNOWN AS PLOT 64 GRA NKALEKE ABAKALIKÍ IN ABĂKALIKI L.G.A, EBÔNYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. EB-117A attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2013 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: N530.00 (FIVE HUNDRED AND THIRTY 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

(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 N13,179.00 (THIRTEEN THOUSAND ONE HUNDRED AND SEVENTY-NINE NAIRA)

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.....

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

...... Occupation of Witness ...

01/02/013



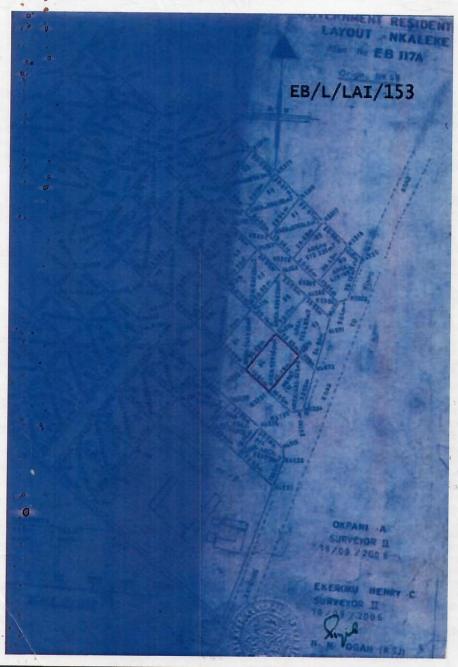
Title Holder: EKOYO FRIDAY

Old File Number: EB/L/LAI/153 New File Number: GAL/591

Survey Plan No: EB-117A

Property Description: LANDED PROPERTY KNOWN AS PLOT 64 GRA NKALEKE ABAKALIKI IN ABAKALIKI L.G.A, EBONYI STATE.





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.

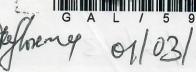
Commissioner For Stamp Duties RCR NO 0194420 OF 18/9/2012

OBBASI B

This instrument was delivered for registration at 14:53 O'Clock in the AFTERNOON on 14th January, 2013 and registered as No 45 at page 45 Volume 243 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds







OSG Form

EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/591

| | | EKOYO FRI | DAY | | |
|------------|-------------------------|---------------------------|-------------------------|---|---------------------------|
| / # | | | KALEKE | in the | ABAKALIKI |
| Local Gov | vernment Area of | f the Ebonyi Sta | te of Nigeria, c | containing an Area | a of approximately |
| 527.160 | Square N | Metres shown o | on Ebonyi Sta | ate of Nigeria | Survey Plan No. |
| | EB117A | | (Tracing No. | EB-282 |) the |
| boundarie | es of which are de | escribed below. | | | |
| Starting | at concrete nillar i | marked K 4 | 1574 | the coordi | nates of which are: |
| | | | | | rete pillar marked |
| | | | | | |
| | NK 48 the | origin ofABA | KALIKI c | adastral surveys. | The boundaries run |
| in straigh | t lines the bearing | gs and length of v | which are as foll | ows: | |
| | | | | | |
| | | | | | |
| S/N | From | Bear Degree (°) | ring | Lengths in: M | То |
| s/N | From | | ring | Lengths in: M | То |
| 10 | | Degree (°) | ring Minute (') | Lengths in: M Length | |
| 10 | From | | ring | Lengths in: M | To |
| 10 | | Degree (°) | ring Minute (') | Lengths in: M Length | |
| 10 | PBK4574 | Degree (°) | ring Minute (') | Lengths in: M Length 20.02 | PBK4573 |
| 10 | PBK4574 | Degree (°) | ring Minute (') | Lengths in: M Length 20.02 | PBK4573 |
| 10 | PBK4574 PBK4573 PBK5296 | Degree (°) 128 219 307 | ring Minute (') 48 02 | Lengths in: M Length 20.02 26.18 19.85 | PBK4573 PBK5296 PBK5297 |
| 10 | PBK4574 PBK4573 | Degree (°) 128 219 | ring Minute (') 48 | Lengths in: M Length 20.02 | PBK4573 PBK5296 |

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

ELIMS® Beacon Capture Template (Main Page)