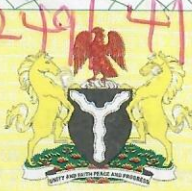


Atsuri No/249/4/2015/6889

No 0002965



EBONYI STATE OF NIGERIA

Jan/20/15
No. 65

Vol: 148

LAI/3409/7
PAGE 65

Certificate of Occupancy

LDR No:.....

File No: GAL/904

This is to certify that OKOYE JOSEPH AKACHUKWU of KM 2 ENUGU ABAKALIKI EXPRESS WAY ABAKALIKI, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT 94A (SUBDIVISION OF PLOT 94) EZZA ROAD NORTH LAYOUT ABAKALIKI, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. ABI(A) 63 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2015 subject to the provision of the LAND ACT, 1978 and to the provisions and conditions implied by virtue of the said Act and the Regulations for the time being in force under the said Act and to the covenants and conditions herein contained.

- 1(a) RENT: N3880.00 (THREE THOUSAND EIGHT HUNDRED AND EIGHTY 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 YEARS) year(s) from the date of commencement of the term of this certificate.
- (e) Purpose for which the land granted may be used: COMMERCIAL

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 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 N348.88 (THREE HUNDRED AND FORTY EIGHT NAIRA EIGHTY EIGHT KOBO)
- (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 29th day of April 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) 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 ... UGWUMBA RITA ... Occupation of Witness ... CIVIL SERVANT

Address ... MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI

21/5/15



Title Holder: OKOYE JOSEPH AKACHUKWU

Old File Number: LAI/3409 New File Number: GAL/904

Survey Plan No: ABI(A) 63

Property Description: PLOT 94A (SUBDIVISION OF PLOT 94) EZZA ROAD NORTH LAYOUT ABAKALIKI, EBONYI STATE

NIGERIA
One hundred
Naira
STAMP DUTIES

REGISTRY
ABAKALIKI
Sign
EBONYI



REGISTRY
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.

(sgd) *ogayi. M. O.*

Commissioner For Stamp Duties
RCR NO 0288414 OF 13/02/014

This instrument was delivered for registration at 14:16 O'clock in the AFTERNOON on 15th January, 2015 and registered as No 65 at page 65 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]

Registrar of Deeds

REGISTRY OF DEEDS
ABAKALIKI
Sign
EBONYI STATE

CERTIFY THIS COPY
[Signature]
REGISTRAR OF DEEDS

[Signature]
22/5/15





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PLOT NO. 94

PLOT NO. 94A EZZA ROAD NORTH LAYOUT ABAKALIKI, EBONYI STATE



All that parcel of land at **EZZA ROAD NORTH LAYOUT** in the **ABAKALIKI** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **3876.600** Hectares shown on Ebonyi State of Nigeria Survey Plan No. (Tracing No. **EB 440**) the boundaries of which are described below.

Starting at concrete pillar marked **PBL 3066** the coordinates of which are: **876.275** Metres South and **13.675** Metres East 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:

From	Bearing		Lengths in: M		To
	Degree (°)	Minute (')	Length		
PBL 3066	34	24	85.35		PBL 3073
PBL 3073	137	03	67.23		PBL3063
PBL 3063	206	22	32.60		PBK 712/A
PBK 712/A	304	02	24.64		PBK 7120A
PBK 7120A	258	02	11.00		PBK 7119A
PBK 7119A	248	15	40.27		PBK7118A
PBK 7118A	315	31	15.82		PBL3066



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

EBS/LU/AI/2629
