

NOV/97/2015
N^o 0003824

NO: 8

AT/SUR/ND/162/4/2017/EBSC



EBONYI STATE OF NIGERIA

EBSC/LU/K/3172
PAGE: 8

Certificate of Occupancy

LDR No:.....

File No: PAL/10808

This is to certify that **WATCHMAN CATHOLIC CHARISMATIC RENEWAL MOVEMENT, AN EVANGELISTIC ARM OF THE VOICE OF THE LAST DAYS MINISTRY INCORPORATED** of NO 29 TAFAWA BALEWA CRESENT SURULERE LAGOS, LAGOS STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LANDED PROPERTY AT AGUOGBORIGA, ABAKALIKI, ABAKALIKI L G A OF EBONYI STATE**, described in the Schedule and more particularly marked and delineated in the **PLAN NO. DA/EB220/2013** 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 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: **N2330.00 (TWO THOUSAND THREE HUNDRED AND THIRTY NAIRA ONLY)** 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 **NN/A (NIL)**
- (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 20 day of 03 2016

ENGR. DAVID UMAHI NWEZE
GOVERNOR EBONYI STATE OF NIGERIA

Signature of Holder / Holders Signature of Witness

Name of Witness Nwoko B-O (Mrs) Occupation of Witness Civil Servant

Address Ministry of Lands Survey & Housing At

16/08/2017



18/8/17

Title Holder: WATCHMAN CATHOLIC CHARISMATIC RENEWAL MOVEMENT, AN EVANGELISTIC ARM OF THE VOICE OF THE LAST DAYS MINISTRY INCORPORATED

Old File Number: EBS/LU/AI/3172 **New File Number:** PAL/10808

Survey Plan No: DA/EB220/2013

Property Description: LANDED PROPERTY AT

one hundred and nine
STAMP DUTIES



REGISTRAR
EBONYI

REGISTRAR OF
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.

Spl OGAH M.O 11/4/2015
Commissioner For Stamp Duties

This instrument was delivered for registration at 15:12 O'Clock in the AFTERNOON on 11th November, 2015 and registered as No 8 at page 8 Volume 205 of the Ministry of Lands Registry in the Office at Abakaliki

17/10/2015
Registrar of Deeds

Certified True Copy
REGISTRAR OF DEEDS



16/08/2017
CLA



EBONYI STATE INFORMATION MANAGEMENT SYSTEM SURVEY DESCRIPTION OF LANDED PROPERTY OF



WATCHMAN CATHOLIC CHARISMATIC

All that parcel of land at AGU OGBORIGA In the ABAKALIKI

Local Government Area of Ebonyi State of Nigeria, containing an Area of approximately 2326.039 Square Meters Shown on Ebonyi State of

Nigeria survey Plan No DA/EB 220/2013 (Tracing No:.....) The

boundaries of which are described below.

Starting at concrete pillar Marked EBS 5427 A The coordinates of which are:

..... 900.659 Meters South and 443.023 Meter North of Concrete Pillar marked

..... NK 48 The Original of ABAKALIKI Cadastral

Surveys, the boundaries run in straight lines the bearings and lengths of which are as follows

| S/N | From | Degree (⁰) | Minutes (') | Length | TO |
|-----|------------|-------------------------|-----------------|--------|------------|
| | EBS 5427 A | 33 ⁰ | 31 ¹ | 39.15m | BJ 38073 |
| | BJ 38073 | 100 ⁰ | 07 ¹ | 31.92m | BJ 17496 |
| | BJ 17496 | 216 ⁰ | 41 ¹ | 30.15m | BJ 17495 |
| | BJ 17495 | 215 ⁰ | 10 ¹ | 20.55m | BJ 17493 |
| | BJ 17493 | 215 ⁰ | 10 ¹ | 34.74m | BJ 72468 |
| | BJ 72468 | 300 ⁰ | 29 ¹ | 27.85m | ENS 9119 A |
| | ENS 9119 A | 33 ⁰ | 31 ¹ | 37.63m | EBS 5427 A |

THE STARTING POINT

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

J.C. Akita
.....
For Surveyor-General
Ebonyi State of Nigeria
