ERS/LU/A/2882 Nº 0004093 Dec 300/015 Arlow/ wol6/5/2024 Certificate of Occupancy This is to certify that CATHOLIC DIOCESE OF ABAKALIKI of ST. JOHN THE EVANGELIST PARISH, OKPAUGWU, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT AGBAJA AZUMILI LAYOUT, OKPAUGWU, ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. SC/EN 455/94 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the SCHED for the solid Act and the PLAN DUSE ACT, 1978 and to the provisions and conditions implied by virtue of the solid Act and the Populations for the time being in force mode under the solid Act and to the coverages and conditions haveing the said Act and the Regulations for the time being in force made under the said Act and to the covenants and conditions herein 1(a) RENT: N20,000.00 (TWENTY THOUSAND 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.

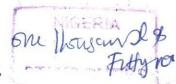
(c) Buildings to the value of not less than N1,000,000.00 (ONE MILLION NAIRA) to the satisfaction and in accordance with plans approved by the A.P.A or such officer as the A.P.A may appoint. (d) Time within which such building(s) is/are to be erected and completed fit for occupation and use. Within 3 (THREE) year(s) from (e) Purpose for which the land granted may be used: SCHOOL 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 (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 (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 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. 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 GIVEN under my hand this..... ENGR. DAVID UMAHI NWEZE GOVERNOR EBONYI STATE OF NIGERIA + bluckel okoro. Signature of Holders Patrick Mary Monus. Signature of Witness ... Name of Witness ONELE, T-C Occupation of Witness CUL Sauce MINI OF LANDS, SULVEY & HOUSING, ASSAUSING 24/8/22

Title Holder: CATHOLIC DIOCESE OF ABAKALIKI

Old File Number: EBS/LU/AI/2880 New File Number: PAL/11290

Survey Plan No: SC/EN 455/94

Property Description: LAND AT AGBAJA AZUMILI LAYOUT, OKPAUGWU, ABAKALIKI





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

038573 OF 23/7/15

This instrument was delivered for registration at 13:29 O'Clock in the AFTERNOON on 22nd December, 2015 and registered as No 5 at page 5 Volume 207 of the Ministry of Lands Registry in the Office at Abakaliki

CKO

Registrar of Deeds





PERIMETER DESCRIPTION OF LANDED PROPERTY OF



All that parcel of land at **Plot Agbaja Azumili** in Ebonyi Local Government Area of Ebonyi State of Nigeria, containing an Area of approximately **3.532** Square Meters shown on Ebonyi State of Nigeria Survey Plan No. **SC/EN455/94** (Tracing No:.....) the boundaries of which are described below.

Starting at concrete pillar marked CE5436 the coordinates of which are: 1162.056 Meters North and 3198.928 Meter EAST of concrete pillar marked NK48 the origin of ABAKALIKI.

Cadastral Surveys, the boundaries run in straight lines the bearing and lengths of which are as follows:

From	Bearing Degree [°] Minute	Length (Meters)	То	
CE5436	249° 26¹	7.11m	EN1786D	
EN1786D	295° 11 ¹	23.43m	EN1787D	
EN1787D	294° 21 ¹	28.72m	CE5439	
CE5439	292° 23¹	20.16m	CE5452	
CE5452	291° 48¹	49.18m	CE5453	
CE5453	285° 11 ¹	•22.39m	CE5571	
CE5571	286° 17¹	36.81m	CE5599	
CE5599	315° 46¹	07.95m	CE5598	
CE5598	344° 44¹	93.70m	CE5561	
CE5561	78° 58¹	95.41m	CE5462	
CE5462	78° 10 ¹	63.92m	CE5464	
CE5464	87° 23¹	33.84m	CE5466	
CE5466	85° 07 ¹	21.31m	CE5467	
CE5467	115° 43¹	18.09m	CE5468	
CE5468	109° 54¹	55.83m	CE5470	•
CE5470	204° 11¹ •	73.70m	CE5478	
CE5478	198° 32 ¹	23.65m	CE5446	
CE5446	186° 22¹	82.27m	CE5436	

The Starting Point

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

For: Surveyor-General Ebonyi State of Nigeria