

Nº 0004093



ERS/LU/M/2880

Dec/300/085

EBONYI STATE OF NIGERIA

Ar/sur/nd/6/5/2022/884

Certificate of Occupancy

LDR No: NO: 5 VOL: 207 PAGE: 5 File No: PAL/11290

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 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: 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 the date of commencement of the term of this certificate.
- (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 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 N0.00 (N/A)
- (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 07 2017

Signature of Governor

ENGR. DAVID UMAHINWEZE GOVERNOR EBONYI STATE OF NIGERIA

Signature of Holder / Holders: Michael Okoro

Signature of Witness: Patrick Okoro

Signature of Witness: [Signature]

Name of Witness: OWELE, P.C

Occupation of Witness: civil service

Address: Mini of Lands, Survey & Housing, Abakaliki

24/5/22





**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

NIGERIA  
*one thousand & Fifty*



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) [Signature]*  
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

*[Signature]*  
Registrar of Deeds

Certified True Copy  
*[Signature]*  
REGISTRAR OF DEEDS  
*fatal 6/7/15*





**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**  
**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 <sup>o</sup> Minute <sup>1</sup>	Length (Meters)	To
CE5436	249° 26 <sup>1</sup>	7.11m	EN1786D
EN1786D	295° 11 <sup>1</sup>	23.43m	EN1787D
EN1787D	294° 21 <sup>1</sup>	28.72m	CE5439
CE5439	292° 23 <sup>1</sup>	20.16m	CE5452
CE5452	291° 48 <sup>1</sup>	49.18m	CE5453
CE5453	285° 11 <sup>1</sup>	22.39m	CE5571
CE5571	286° 17 <sup>1</sup>	36.81m	CE5599
CE5599	315° 46 <sup>1</sup>	07.95m	CE5598
CE5598	344° 44 <sup>1</sup>	93.70m	CE5561
CE5561	78° 58 <sup>1</sup>	95.41m	CE5462
CE5462	78° 10 <sup>1</sup>	63.92m	CE5464
CE5464	87° 23 <sup>1</sup>	33.84m	CE5466
CE5466	85° 07 <sup>1</sup>	21.31m	CE5467
CE5467	115° 43 <sup>1</sup>	18.09m	CE5468
CE5468	109° 54 <sup>1</sup>	55.83m	CE5470
CE5470	204° 11 <sup>1</sup>	73.70m	CE5478
CE5478	198° 32 <sup>1</sup>	23.65m	CE5446
CE5446	186° 22 <sup>1</sup>	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**