

Nº 0000414



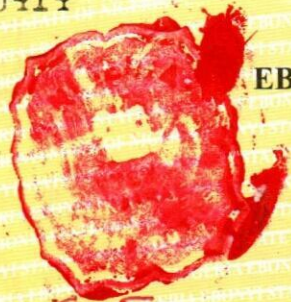
AI/SUR/NO 43/2 2012/EBS

EBONYI STATE OF NIGERIA

EBS/LW/AI/1715

COUNTERPART

Aug/14/2012



Certificate of Occupancy

LDR No: NO. 25

Vol: 176

PAGE 25

File No: PAL/1272

This is to certify that SAMUEL EKE of ODE MAIN MARKET NTEZI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND LYING, SITUATE AND BEING AT OBEGU UDEKU AMIKE ABA EBONYI L.G.A EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 152/2009 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2011 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: N505.00 (FIVE HUNDRED AND FIFTY 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 tenable repair and condition.
- (c) Not to use the building on the said land whether now erected hereafter thereon for any purpose other than
- (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 DEPUTY DIRECTOR LAND 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 N00.00 (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.

19/9/2012

GIVEN under my hand this 31st day of 2012

[Signature]

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] Signature of Witness [Signature]

Name of Witness Nwagor Bidege - O (Mrs) Occupation of Witness Civil Servant

Address Min of lands Survey & Housing Abakaliki



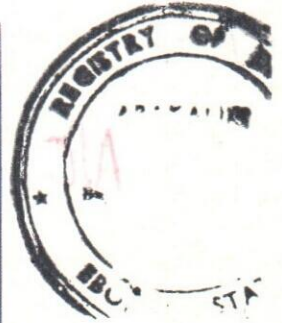
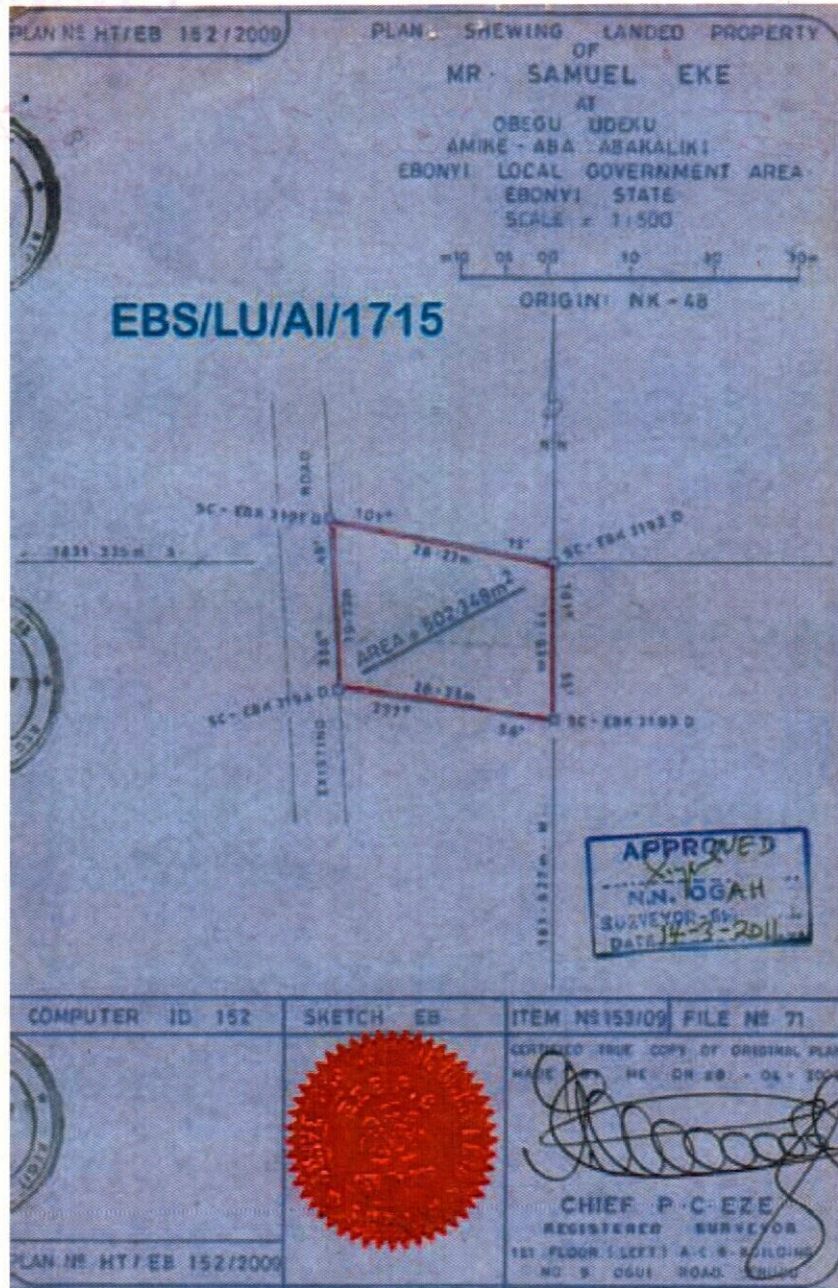
Title Holder: SAMUEL EKE

Old File Number: EBS/LU/AI/1715 New File Number: PAL/1272

Survey Plan No: HT/EB 152/2009

**NIGERIA**  
ONE HUNDRED  
Naira  
STAMP DUTIES

Property Description: LAND LYING, SITUATE AND BEING AT OBEGU UDEKU AMIKE ABA EBONYI L.G.A EBONYI STATE.

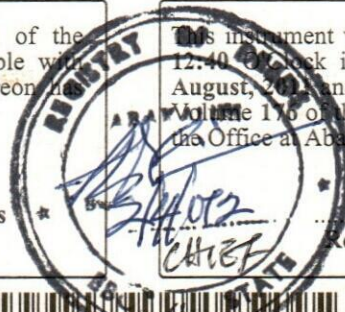


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

Commissioner For Stamp Duties  
0075466 OF 16/3/011

This instrument was delivered for registration at 12:40 PM on the AFTERNOON on 25th August, 2009 and registered as No 25 at page 25 Volume 176 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



**CERTIFIED TRUE COPY**  
CHIEF REGISTRAR OF DEEDS



Defunct 28/08/09



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL1272**

**SAMUEL EKE**

As that parcel of land at **OBEGU UDEKU AMIKE ABA** in the **EBONYI** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **502.348** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **HT/EB 152/2009** (Tracing No. **-**) the boundaries of which are described below.

Starting at concrete pillar marked **SCEBK 3192D** the coordinates of which are: **1831.325** Metres South and **183.627** Metres West 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:

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	SCEBK 3192D	181	55'	17.83m		SCEBK 3193D
	SCEBK 3193D	277	58'	26.25m		SCEBK3194D
	SCEBK 3194D	356	49'	19.73m		SCEBK 3191D
	SCEBK 3191D	101	15'	28.23m		SCEBK 3192D
		THE	STARTING	POINT		

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

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