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EBONYI STATE OF NIGERIA

Certificate of Occupancy

File No: PAL/1294

This is to certify that LUKE OKECHUKWU EZE of 3 NWAZUNKU CLOSE MILE 50 ABAKALIKI. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND SITUATE AND LYING AT MILE 50 NTEZI - ABA IN EBONYI L.G.A, EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 162/2009 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2012 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: N640.00 (SIX HUNDRED AND FORTY 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 tenantable 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.

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

(h) Paid an improvement premium of N00.00 (N/A)

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(i) To install and operate water borne sewage system within six months from the date the buildings erected on the plot are connected to

(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.

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

...... Occupation of Witness ..

Name of Witness ..

4/11/02/



Title Holder: LUKE OKECHUKWU EZE

Old File Number: EBS/LU/AI/1747 New File Number: PAL/1294

Survey Plan No: HT/EB 162/2009

Property Description: LAND SITUATE AND LYING AT MILE 50 NTEZI - ABA IN

EBONYI L.G.A, EBONYI STATE.



MIGERIA

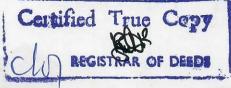


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

Commissioner For Stamp Duties RCR NO 0208382 OF 10/12/2009

This instrument was delivered for registration at 15:5 O'Clock in the AFTERNOON on 5th April, 2012 and registered as No 9 at page 9 Volume 212 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds







EBONYI LANDS INFORMATION MANAGEMENT SYSTEM PERIMETER DESCRIPTION OF LANDED PROPERTY OF



MR. LUKE EZE AT OBEGU NTEZI-ABA MILE 50 EBONYI L.G.A EBONYI STATE						
All that	parcel of land at		OBEGU NTE	ZI-ABA	in the EBONYI	
Local Government Area of Ebonyi State of Nigeria, containing an area of Approximately						
639.093 Hectares/Square Metres shown on Ebonyi State of						
Nigeria Survey Plan NoHT/EB162/2009 (Tracing No						
Starting at a concrete pillar marked SCEBK9959C the co-ordinates of which are						
AI NO 18 458	258947.000M Metres North and			624655.000 Metres East of a concrete pillar		
Marked NIG NAT the Origin of NIGERIA						
Cadastral survey, the boundaries run in straight lines the bearing and lengths of which are as follows:-						
	From . De	egree N	Inute ¹ I	Length (Metres)	То	
	SC/EBK9959	47°	511	28.32M	SC/EBK9958C	
	SC/EBK9958	1380	341	22.00M	SC/EBW2946)	

The Starting Point

SC/EBW2947)

SC/EBK9959 C

31.00M

21.26M

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

36¹

 229^{0}

325

SC/EBW2946D

SC/EBW2947D

For Surveyor-General Ebonyi State of Nigeria