

Nº 0001089



EB/2011/1773

EBONYI STATE OF NIGERIA

Mar/135/012

No. 15 A/SUR/NO/1687/2012/EB99 Vol: 148 PAGE 15

Certificate of Occupancy

LDR No:.....

File No: PAL/1789

This is to certify that ORAERI DEVELOPMENT UNION of NO 2 AFIKPO STREET, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of ALL THAT PROPERTY LYING AND SITUATE AT NO 2 AFIKPO STREET ABAKALIKI. described in the Schedule and more particularly marked and delineated in the PLAN NO. NW/EB094/2010 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: N499.00 (FOUR HUNDRED AND NINETY NINE 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.

GIVEN under my hand this 10th day of July 2012

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.

The Common seal of the within named ORAERI DEVELOPMENT UNION was hereunto affixed in the presence of: -

Director

Secretary



10/09/12

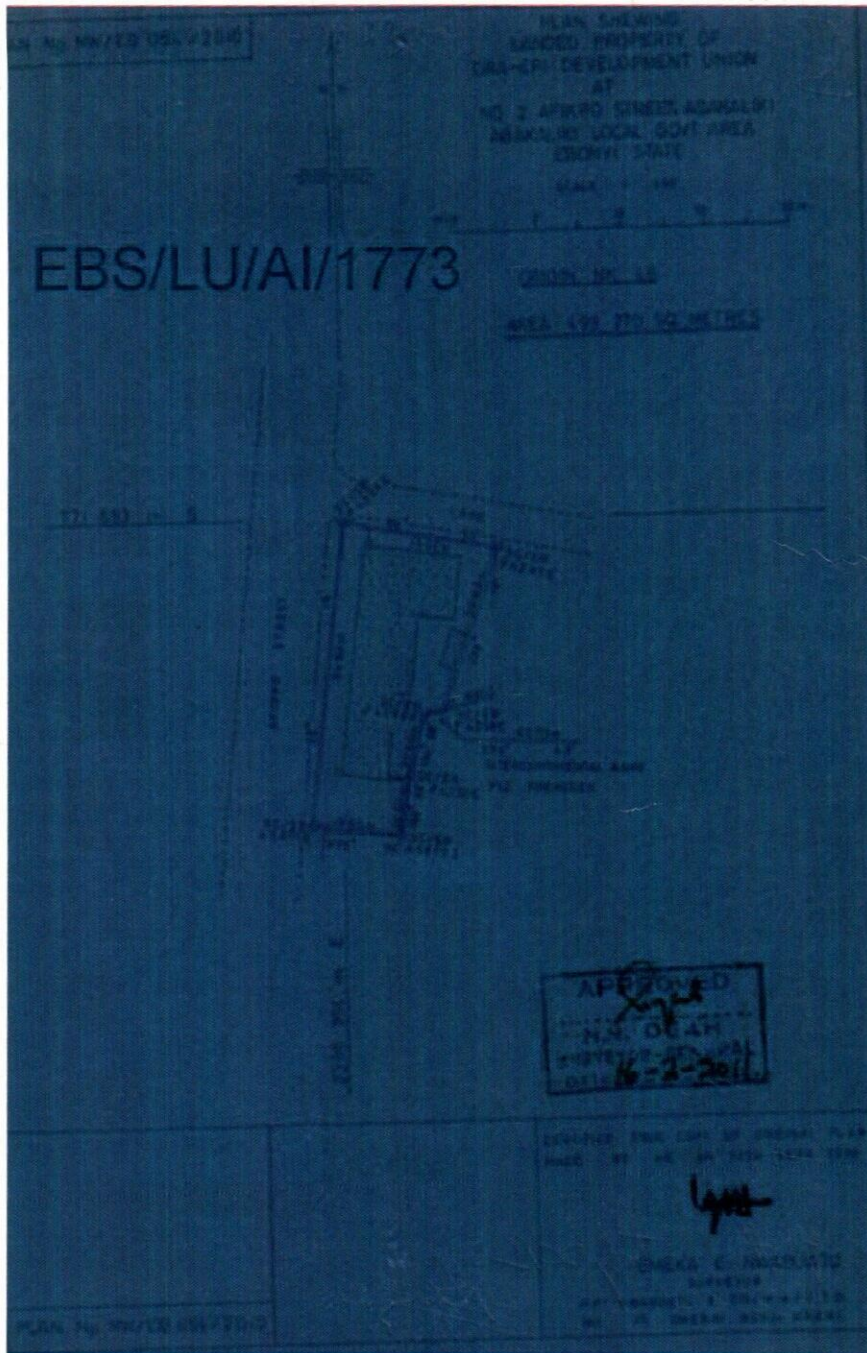
Title Holder: ORAERI DEVELOPMENT UNION

Old File Number: EBS/LU/AI/1773 New File Number: PAL/1789

Survey Plan No: NW/EB094/2010

Property Description: ALL THAT PROPERTY LYING AND SITUATE AT NO 2 AFIKPO STREET ABAKALIKI.

Stamp: STAMP DUTIES one hundred NIGERIA



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) Osasi B.O

Commissioner For Stamp Duties  
0084124 OF 07/04/2011

This instrument was delivered for registration at 11:20 O'Clock in the FORENOON on 20th March, 2012 and registered as No 15 at page 15 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

Stamp: REGISTRAR OF DEEDS



P A L / 1 7 8 9


**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**

**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/1789**
**ORA-ERI DEVELOPMENT UNION**

All that parcel of land at **NO 2 AFIKPO STREET.** in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **499.270** Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

**NW/EB094/2010** (Tracing No. ) the

boundaries of which are described below.

Starting at concrete pillar marked **SC-EBF4266E** the coordinates of which are: **771.683** Metres south and **2396.394** Metres East 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	
		Degree (°)	Minute (')	Length	To
	SC-EBF4266E	99	52	19.26	SC-EBF4267E
	SC-EBF4267E	199	16	20.03	SC-EBF4268E
	SC-EBF4268E	273	49	02.72	SC-EBF4269E
	SC-EBF4269E	194	58	07.04	SC-EBF4270E
	SC-EBF4270E	188	56	06.92	SC-EBA5872J
	SC-EBA5872J	275	50	10.63	SC-EBA5871J
61.45	SC-EBA5872J	06	18	34.80	SC-EBF4266E

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

*[Signature]*  
**For Surveyor-General**  
 Ebonyi State of Nigeria

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