

No 0001813



EBS/LU/11/1331

June/11/2012

EBONYI STATE OF NIGERIA

No. 33

Vol: 219

PAGE 33

Certificate of Occupancy

LDR No:.....

File No: PAL/1795

This is to certify that BENEDICT CHINWEUBA IBEKILO of 24 EZEJIOFOR STREET ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of ALL THAT PROPERTY KNOWN AS PLOT NO 314 IN BLOCK NO F NDIAGU LAYOUT ABAKALIKI. described in the Schedule and more particularly marked and delineated in the PLAN NO. NW/EB021/2010 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: N1632'00 (ONE THOUSAND SIX HUNDRED AND THRITY-TWO NARIA) 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 tenatable 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 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 15th day of October 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.

Signature of Holder / Holders [Signature] Signature of Witness [Signature]

Name of Witness Nwanichem J.W. Occupation of Witness Civil Servant

Address Ministry of Lands, Survey & Housing, ABAKALIKI

14/12/2012

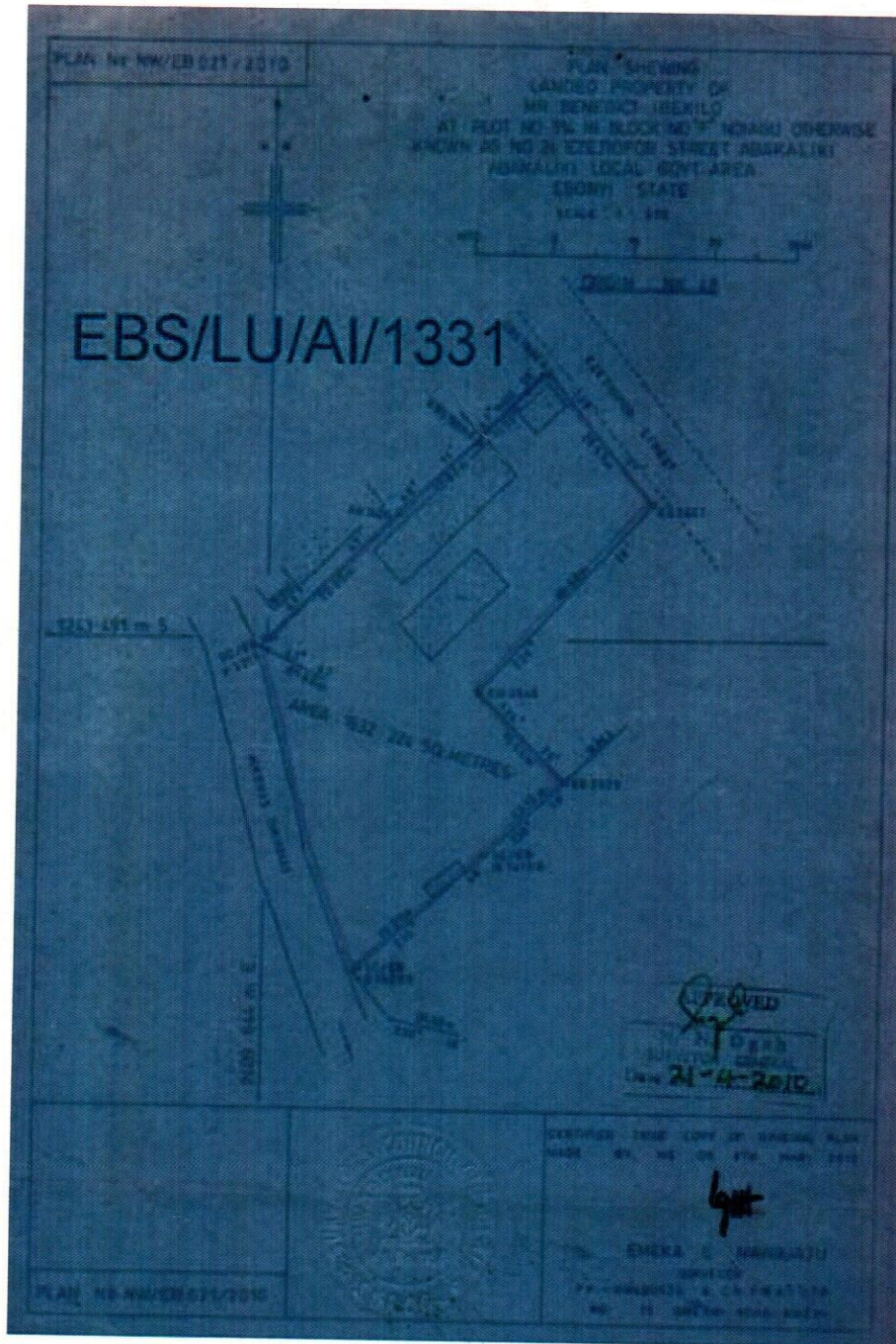


Title Holder: BENEDICT CHINWEUBA IBEKILO

Old File Number: EBS/LU/AI/1331 New File Number: PAL/1795

Survey Plan No: NW/EB021/2010

Property Description: ALL THAT PROPERTY KNOWN AS PLOT NO 314 IN BLOCK NO F NDIAGU LAYOUT 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.

(Sgd) Olan B. O

Commissioner For Stamp Duties
0029154 OF 15/7/10

This instrument was delivered for registration at 10:23 O'Clock in the FORENOON on 20th June, 2012 and registered as No 33 at page 33 Volume 219 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED TRUE COPY
CDof



Signature
4/12/12


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/1795
**PLOT NO 314 BLK F NDIAGU OHATEKWE KNOWN AS NO 24
EZEJIOFOR STREET ABAKALIKI**

All that parcel of land **PLOT NO 314 F NDIAGU** in the **ABAKALIKI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately

1632.224 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

NW/EB021/2010

(Tracing No. -) the

boundaries of which are described below.

Starting at concrete pillar marked **SCEBF321E** the coordinates of which are:

1243.491 Metres South and **2409.644** 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
	SCEBF321E	47	47	22.05	AN7405
	AN7405	48	11	12.62	EBS7669A
	EBS7669A	47	26	11.72	EBS7668A
	EBS7668A	139	21	20.57	EO2637
	EO2637	224	29	30.56	EO2640
	EO2640	134	25	15.44	EO2639
	EO2639	228	58	13.10	SCEBB7410B
	SCEBB7410B	230	46	20.21	SCEBB7409B
	SCEBB7409B	Bounded	By Iyiokwu	Stream	To
	SCEBF321E	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
