Nº 0009736



EBONYI STATE OF NIGERIA

Dec/27/011

Certificate of Occupancy

LDR No:

File No: PAL/1833

This is to certify that EMEKA EBONYI of NKALEKE VILLAGE ABAKALIKI LGA (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of ALL THAT PIECE OR PARCEL OF LAND SITUATE AND LYING AT ANANCHI NKALIKI UNUHU ABAKALIKI LGA (NO 133 AFIKPO ROAD, ABAKALIKI EBONYI STATE) described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 213/2011 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: N1,100.00 (ONE THOUSAND ONE HUNDRED 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/COMMERCIAL
- 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 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...

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) N0.2 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

twiel T. Occupation of Witness



24/2/02

Title Holder: EMEKA EBONYI

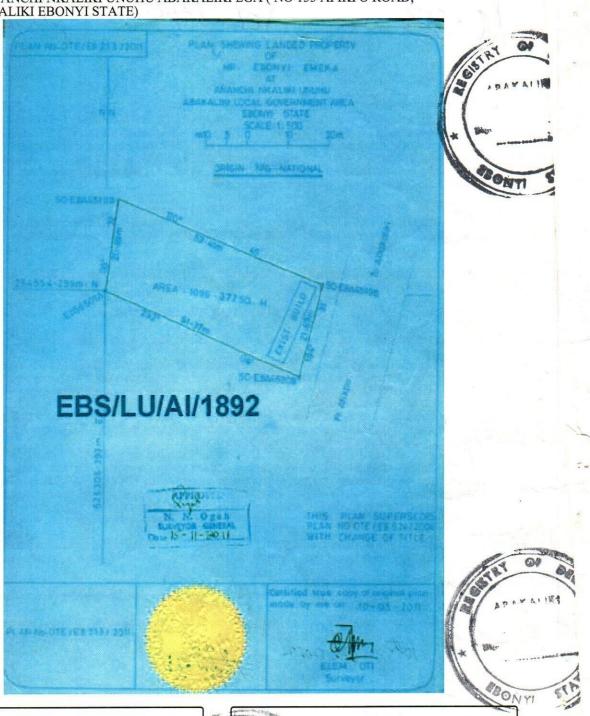
Old File Number: EBS/LU/AI/1892 New File Number: PAL/1833

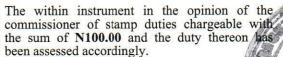
Survey Plan No: OTE/EB 213/2011



ABAKALIKI EBONYI STATE)







Commissioner For Stamp Duties 0191045 of 29/11/011

This instrument was delivered for registration at 9:40 O'Clock in the FORENOON on 9th December, 2011 and registered as No 23 at page 23 Volume 140 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds







EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/1833

ANANCHI NKALIKI UNUHU (133 AFFIKPO ROAD, ABAKALIKI) in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximate app
cocal Government Area of the Ebonyi State of Nigeria, containing an Area of approximate 1096.372 Square Metres Shown on Ebonyi State of Nigeria Survey Plan OTE/EB213/2011 (Tracing No. EB 229) boundaries of which are described below. Starting at concrete pillar marked EBS6501A the coordinates of which as
Square Metres Shown on Ebonyi State of Nigeria Survey Plan OTE/EB213/2011 (Tracing No. EB 229) boundaries of which are described below. Starting at concrete pillar marked EBS6501A the coordinates of which a
OTE/EB213/2011 (Tracing No. EB 229) boundaries of which are described below. Starting at concrete pillar marked EBS6501A the coordinates of which a
boundaries of which are described below. EBS6501A the coordinates of which a
boundaries of which are described below. EBS6501A the coordinates of which a
254554.299 Metres North and 626306.393 Metres Eaest of a concrete pillar mark
NIG. NATIONAL the origin of NATIONAL ZERO cadastral surveys. The boundaries
in straight lines the bearings and lengths of which are as follows:

12		Bearing		Lengths in: M	
S/N	From	Degree (°)	Minute (')	Length	То
, ,	=======================================			=========	=======================================
	BS6501A	08	32	20.85	SCEBA6518B
	CCDACE10D	110	AF	53.41	SCEBA6519B
	CCEBA6518B	110	45	55,41	3CEDA6319B
S	CEBA6519B	194	31	21.69	SCEBA6520B
					-00c5046
9	CEBA6520B	292	04	51.37	EBS6501A
	de la companya de la				

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

for Surveyor-General Ebonyi State of Nigeria

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