

Nº 0000993



EBONYI STATE OF NIGERIA

Jan/56/012
No. 8

Vol: 148

EB/LS/A/1992
PAGE 8

Certificate of Occupancy

File No: PAL/1992

LDR No:.....

This is to certify that NATIONAL COUNCIL OF WOMEN'S SOCIETY NIGERIA of WATER WORKS ROAD ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of ALL THAT PARCEL OF LAND SITUATE, LYING AND BEING AT WATER WORKS ROAD, described in the Schedule and more particularly marked and delineated in the PLAN NO. EB-206 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: N2,865.00 (TWO THOUSAND EIGHT HUNDRED AND SIXTY-FIVE 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: OFFICE COMPLEX (EBONYI STATE BRANCH)

6/8/12

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 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 15th day of Feb 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 NATIONAL COUNCIL OF WOMEN'S SOCIETY NIGERIA was hereunto affixed in the presence of: -

Director

Secretary



5/3/012

Title Holder: NATIONAL COUNCIL OF WOMEN'S SOCIETY NIGERIA

Old File Number: EBS/LU/AI/992 New File Number: PAL/1992

Survey Plan No: EB-206

Property Description: ALL THAT PARCEL OF LAND SITUATE, LYING AND BEING AT WATER WORKS ROAD.

NIGERIA
ONE HUNDRED
Naira
STAMP DUTIES

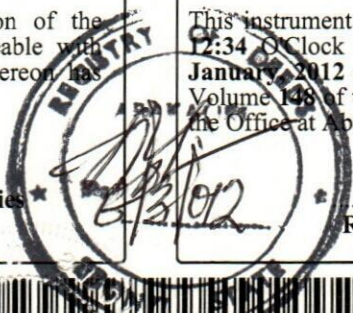


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(S/O) **OBASI B.O**
Commissioner For Stamp Duties

This instrument was delivered for registration at 12:34 O'Clock in the AFTERNOON on 18th January 2012 and registered as No 8 at page 8 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

Ignede John O.
S/O M. N. ODIAM (S/O)
REGISTRAR OF DEEDS



CERTIFIED TRUE COPY
Office REGISTRAR OF DEEDS

Signature
18/1/12


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/1992
NATIONAL COUNCIL OF WOMEN'S SOCIETIES NIGERIA

All that parcel of land at **PLOT NO 85 IN BLOCK 'E' AZUGWU** in the **ABAKALIKI**
LAYOUT ABAKALIKI
 Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
2860.175 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.
EB 306 (Tracing No. **EB 371**) the
 boundaries of which are described below.

Starting at concrete pillar marked **PBK 973A** the coordinates of which are:
118.304 Metres North and **2891.176** 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
	PBK 973A	25	12' 04"	38.80	PBK 974A
	PBK 974A	18	54' 41"	30.20	PBK 975A
	PBK 975A	116	00' 12"	44.35	PBK 976A
	PBK 976A	143	58' 21"	10.78	PBK 977A
	PBK 977A	153	28' 05"	5.10	PBK 978A
	PBK 978A	200	33' 21"	25.80	PBK 979A
	PBK 979A	264	07' 00"	66.12	PBK 973A
				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
