EBS/24/A1/1401 Nº 9000994 mar 13/01/ EBONYI STATE OF NIGERIA Allsur No 39 Certificate of Occupancy File No: PAL/202 This is to certify that FREDRICK AJA, EMMANUEL AJA AND LEONARD AJA of NO 23 UDENSI STREET (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT 23 UDENSI STREET ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 19/2010 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: N1,075.00 (ONE THOUSAND AND SEVENTY-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; 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) (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. 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 Eduny) State), and Section 45 of the Land Use Act No.6 of 1978. Signature of Holder / Holders ..... Signature of Witness ...... Mwone B. U Name of Witness .. ...... Occupation of Witness . Survey 31/07/012

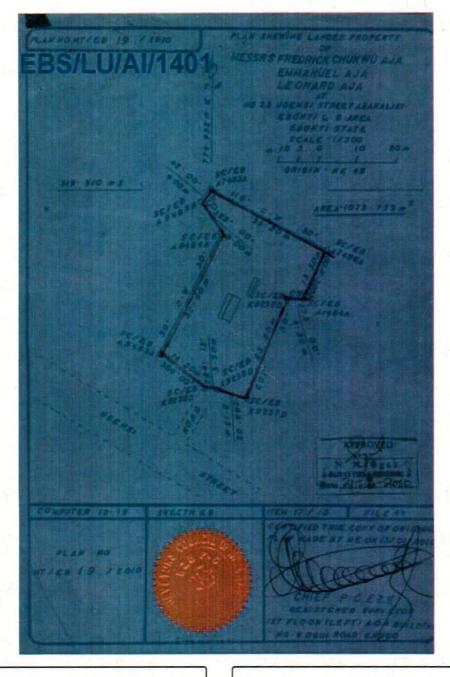
Title Holder: FREDRICK AJA, EMMANUEL AJA AND LEONARD AJA

Old File Number: EBS/LU/AI/1401 New File Number: PAL/202

Survey Plan No: HT/EB 19/2010

Property Description: LAND AT 23 UDENSI STREET ABAKALIKI







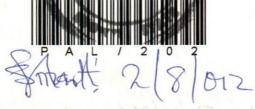


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

Commissioner For Stamp Duties (0039150) OF 2/0/2010 This instrument was delivered for registration at 12:18 O'Clock in the AFTERNOON on 28th March, 2011 and registered as No 99 at page 99 Volume 133 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/202

## FREDRICK AJA, EMMANUEL AJA AND LEONARD AJA

| All that  | parcel of land at       | NO 23 UDENSI       | STREET             | in the  | EBONYI                   |  |  |  |  |
|---|-------------------------|--------------------|--------------------|---|--------------------------|--|--|--|--|
| Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately.  |                         |                    |                    |   |                          |  |  |  |  |
| 1073.7  | '53 Square  HT/EB 19/2  | 010                |                    | tate of Nigeria   | Survey Plan No.          |  |  |  |  |
| bounda  |                         |                    |                    |   |                          |  |  |  |  |
| Starting at concrete pillar marked the coordinates of which are:  |                         |                    |                    |   |                          |  |  |  |  |
| Metres South and 774.932 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:  |                         |                    |                    |   |                          |  |  |  |  |
|   |                         |                    |                    |   |                          |  |  |  |  |
|   |                         | Bea                | ring               | Lengths in: M   | 3777777777               |  |  |  |  |
| S/N   | From                    | Bear<br>Degree (°) | ring<br>Minute (`) |   | To ·                     |  |  |  |  |
| S/N   | From                    |                    |                    |   |                          |  |  |  |  |
| S/N   | From SCEBA 7485A        | Degree (°)         |                    |   |                          |  |  |  |  |
| S/N   |                         | Degree (°)         | Minute (')         | Length  | To                       |  |  |  |  |
| S/N   | SCEBA 7485A             | Degree (°)         | Minute (')         | Length 33.20  | SCEBA 7486A              |  |  |  |  |
| S/N   | SCEBA 7485A SCEBA 7486A | Degree (°)         | Minute (') 30      | 33.20 13.50 | SCEBA 7486A  SCEBA 1464A |  |  |  |  |

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

ELIMS® Beacon Capture Template (Main Page)



## **EBONYI LANDS INFORMATION MANAGEMENT SYSTEM®**



File Number:

|        |                   | 5           |                 |            |                 |             |
|--------|-------------------|-------------|-----------------|------------|-----------------|-------------|
| 1      | Della Contraction |             | Bearing         |            | Lengths in: M   |             |
| metad? | S/N               | From        | Degree (°)      | Minute (') | Length          | To          |
| 103    |                   | SCEBK 9238D | 284             | 15         | 3.50            | SCEBK 9239D |
|        |                   | SCEBK 9239D | 306             | 00         | 14.50           | SCEBA 9463A |
|        |                   | SCEBA 9463A | 30              | 30         | 32.90           | SCEBA 9464A |
|        |                   | SCEBA 9464A | 322             | 00         | 9.00            | SCEBA 9465A |
|        |                   | SCEBA 9465A | 42              | 00         | 4.00            | SCEBA 7485A |
|        |                   |             |                 |            |                 |             |
|        |                   |             |                 |            |                 |             |
|        |                   |             |                 | 111111     |                 |             |
|        |                   |             |                 |            |                 |             |
|        |                   |             | A president was |            | DE LA REFERENCE |             |
|        |                   |             |                 |            |                 |             |
|        |                   |             |                 |            |                 |             |
| P      | 111               |             | THE             | STARTING   | POINT           |             |

Name and Signature

For Surveyor-General

Ebonyi State of Nigeria