

No: 0000986

PAL/2175



EBS/LU/A/1804

Feb/57/012

EBONYI STATE OF NIGERIA

No. 11

Vol: 148

PAGE 11

Certificate of Occupancy

LDR No:.....

File No: PAL/2175

This is to certify that ELOM EZE JAMES of KM 6 ENUGU-ABAKALIKI EXPRESS WAY ABAKALIKI EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT MGBABOR ACHARA IZZI EBONYI L.G.A EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 138/2011 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: N795.00 (SEVEN HUNDRED AND NINETY-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: **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 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.

17/02/12

GIVEN under my hand this 5th day of March 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 Nwome B. U Occupation of Witness Civil Servant

Address Min. of Lands, Survey and Housing Abakaliki

5/4/12

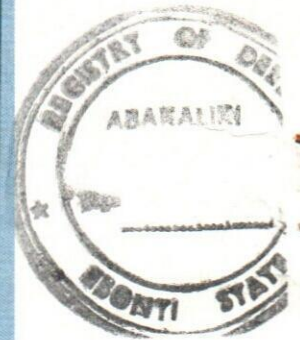
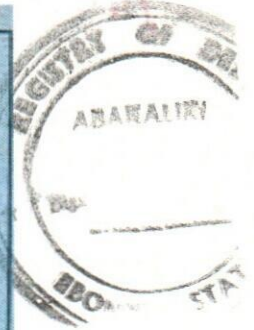
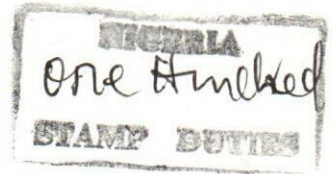


Title Holder: ELOM EZE JAMES

Old File Number: EBS/LU/AI/1804 New File Number: PAL/2175

Survey Plan No: OTE/EB 138/2011

Property Description: LAND AT MGBABOR ACHARA IZZI EBONYI L.G.A EBONYI STATE.

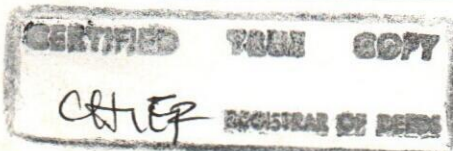


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

Commissioner For Stamp Duties
RCR NO 0191330 OF 23/12/011

This instrument was delivered for registration at 15:40 O'Clock in the AFTERNOON on 16th February, 2012 and registered as No 11 at page 11 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds



Handwritten signature and date: 5/4/12



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2175

MR JAMES ELOM

MGBABOR ECHARA

All that parcel of land at _____ in the **EBONYI**

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **793.967** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **OTE/EB138/20011** (Tracing No. _____) the boundaries of which are described below.

Starting at concrete pillar marked **EBS3599** the coordinates of which are: **90.864** Metres South and **132.583** 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		To
		Degree (°)	Minute (')	Length		
	EBS3599B	41	33	27.50		AS8022
	AS8022	41	33	04.50		EBS3600B
	EBS3600B	136	53	38.93		EBS3597B
	EBS3597B	205	02	07.70		EBS3598B
	EBS3598B	284	15	46.01		EBS3599B

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
