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EBS/Lu/A/2005

Mar/17/2012

EBONYI STATE OF NIGERIA

No. 1.

Vol: 207

PAGE 1.

Certificate of Occupancy

LDR No:.....

File No: PAL/2447

This is to certify that **NWANKWO MICHAEL NWANKWO** of **AMIKE EZZANGBO OHAIKWU LOCAL GOVERNMENT AREA.** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **ALL THAT PIECE OR PARCEL OF LAND LYING, BEING AND SITUATE ALONG 135 AMIKE/OSHIEGBE ROAD.** described in the Schedule and more particularly marked and delineated in the **PLAN NO. HT/EB 401/2011** 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: **N25,930 (TWENTY FIVE THOUSAND NINE HUNDRED AND THIRTY NAIRA ONLY)** 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 **N5,000,000.00 (FIVE 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: **INSTITUTIONAL**

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.
- (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 5th day of April 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) 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

Name of Witness ONEKE THEOPHILUS Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY & HOUSING, ABAKALIKI

26/03/12



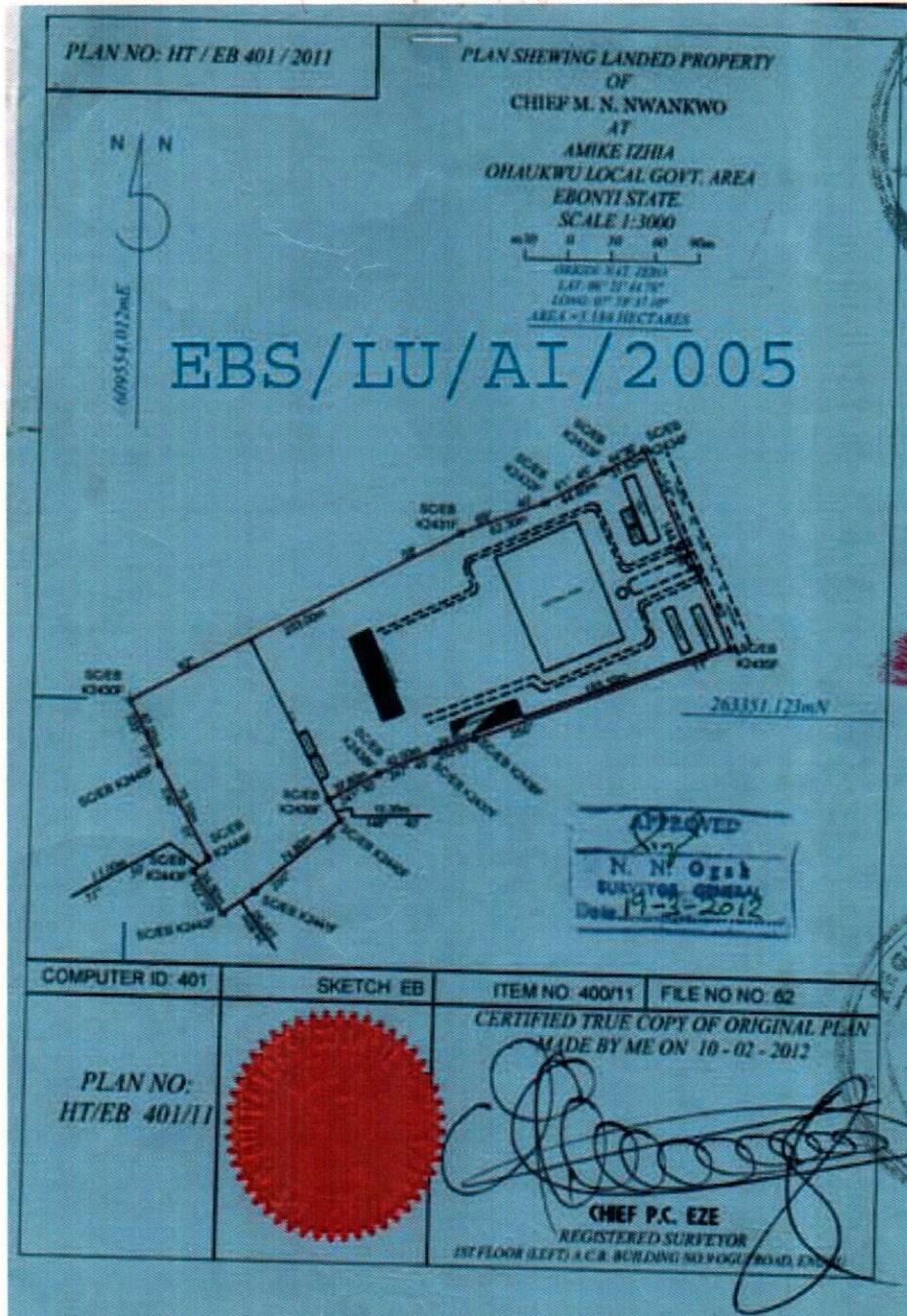
Title Holder: NWANKWO MICHAEL NWANKWO

Old File Number: EBS/LU/AI/2005 New File Number: PAL/2447

Survey Plan No: HT/EB 401/2011

Property Description: ALL THAT PIECE OR PARCEL OF LAND LYING, BEING AND SITUATE ALONG 135 AMIKE/OSHIEGBE ROAD.

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.

(Sgd) OBASI B. O.
 Commissioner For Stamp Duties
 012455 OF 41/3/012

This instrument was delivered for registration at 12:49 O'Clock in the AFTERNOON on 26th March, 2012 and registered as No 1 at page 1 Volume 207 of the Ministry of Lands Registry in the Office at Abakaliki

(Sgd) [Signature]
 Registrar of Deeds

CERTIFIED TRUE COPY
(Sgd) [Signature]



(Sgd) [Signature]
09/03/2012



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2447

CHIEF NWANKWO MICHAEL. N.

All that parcel of land at **AMIKE IZHIA** ----- in the **OHAIKWU** -----
 Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
5.186 ----- HECTARES shown on Ebonyi State of Nigeria Survey Plan No.
 ----- **HT/EB401/2011** ----- (Tracing No. -----) the
 boundaries of which are described below.

Starting at concrete pillar marked ^{SC-EBK 2430F} ----- the coordinates of which are:
263351.123 ----- Metres NORTH and **160.9554.012** Metres East of a concrete pillar marked
 ----- **NIG.NAT** ----- the origin of ----- **NIG.ZERO** ----- 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		
	SC-EBK2430F	62	58	253.00		SC-EBK2431F
	SC-EBK2431F	69	40	62.30		SC-EBK2432F
	SC-EBK2432F	61	45	44.60		SC-EBK2433F
	SC-EBK2433F	64	36	31.52		SC-EBK2434F
	SC-EBK2434F	154	40	144.10		SC-EBK242435F

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

[Signature]

For Surveyor-General
 Ebonyi State of Nigeria



File Number:



S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	SC-EBK2435F	250	11	185.10	SC-EBK2436F
	SC-EBK2436F	252	55	29.50	SC-EBK2437F
	SC-EBK2437F	247	45	42.00	SC-EBK2438F
	SC-EBK2438F	241	30	37.80	SC-EBK2439F
	SC-EBK2439F	148	40	15.30	SC-EBK2440F
	SC-EBK2440F	230	25	74.80	SC-EBK2441F
	SC-EBK2441F	235	30	26.80	SC-EBK2442F
	SC-EBK2442F	322	20	34.50	SC-EBK2443F
	SC-EBK2443F	51	30	13.00	SC-EBK2444F
	SC-EBK2444F	330	01	70.10	SC-EBK2445F
	SC-EBK2445F	333	01	47.25	SC-EBK2430F

The Stationary post

Name and Signature

[Handwritten Signature]

For Surveyor-General

Ebonyi State of Nigeria
