

Nº 0002069

Jun/4/12



EB517/2009/1220

EBONYI STATE OF NIGERIA

No. 8

Vol. 219

PAGE 8

Certificate of Occupancy

LDR No:.....

File No: PAL/2609

This is to certify that PETER NWANKWO OSISIKANKWU of NO 16B UMUOJI STREET, ABAKALIKI. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT NO 361 IN BLOCK H INYMAGU (NO 5 NWATU STREET ABAKALIKI, ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE) described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB517/2009 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2013 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: N985.00 (NINE HUNDRED AND EIGHT 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 or to be erected hereafter thereon for any purpose other than that specified in these presents.
- (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 DIRECTOR LANDS 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 N0.00 (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 13th day of July 2013

ARC. NWOGHA FRIDAY MOSES

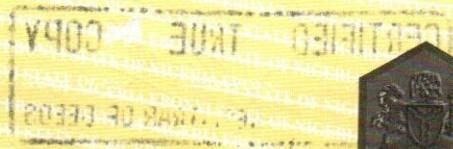
COMMISSIONER FOR LANDS, SURVEY AND HOUSING EBONYI STATE OF NIGERIA

(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 UGBALA SUNDAY J. Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI



17/07/13

23/7/13

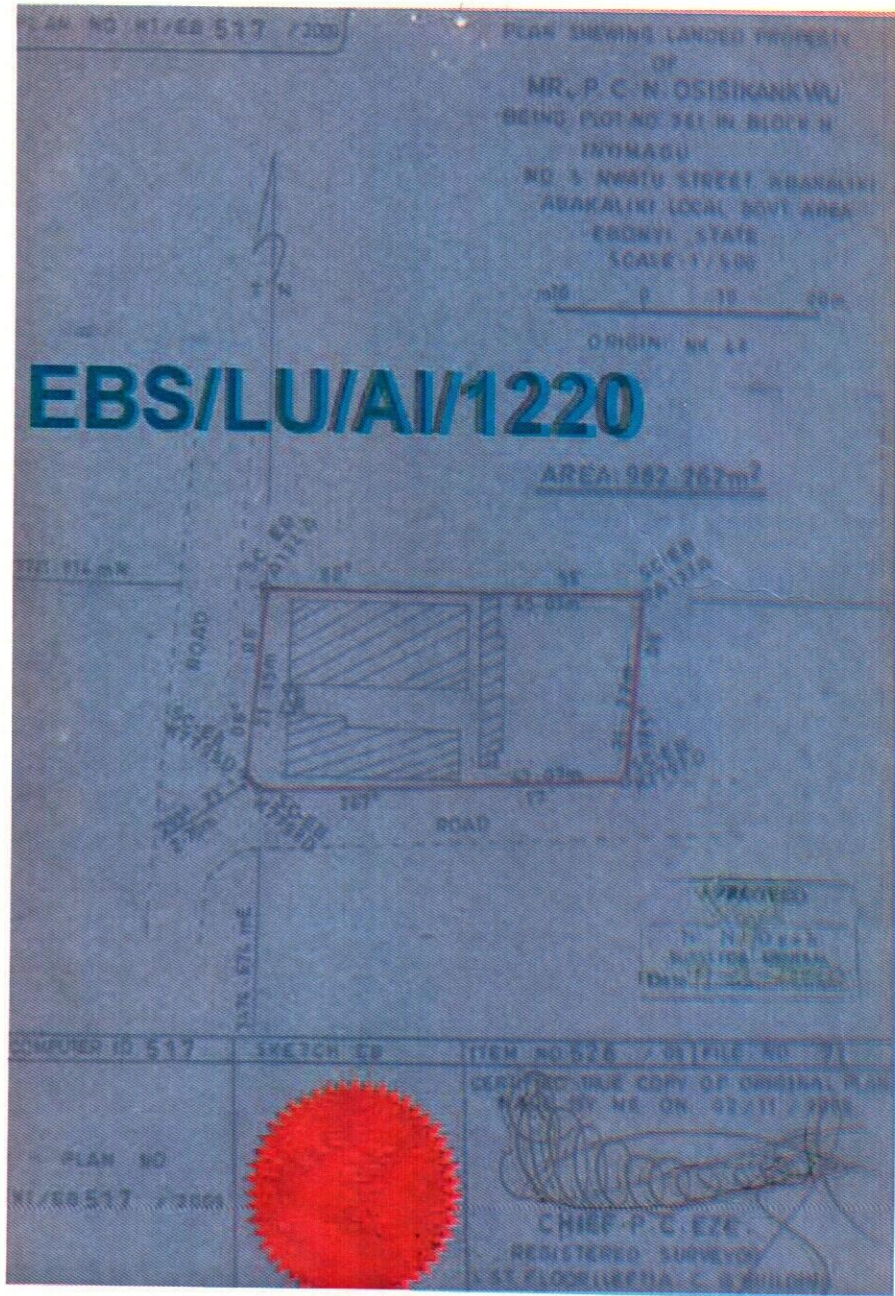
Title Holder: PETER NWANKWO OSISIKANKWU

Old File Number: EBS/LU/AI/1220 New File Number: PAL/2609

Survey Plan No: HT/EB517/2009

Property Description: PLOT NO 361 IN BLOCK H INYMAGU (NO 5 NWATU STREET ABAKALIKI, ABAKALIKI LOCAL GOVERNMENT AREA OF EBONYI STATE)

NIGERIA
One Hundred
STAMP DUTIES



The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N200.00 and the duty thereon has been assessed accordingly.

Sgd/ Obesri BO
Commissioner For Stamp Duties
0107444 OF 14/03/12

This instrument was delivered for registration at 10:23 O'Clock in the FORENOON on 5th June, 2012 and registered as No 8 at page 8 Volume 219 of the Ministry of Lands Registry in the Office of Abakaliki

[Signature]
Registrar of Deeds



CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS



[Handwritten] 18/7/073



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2609PETER NWANKWO OSISIKANKWUthat parcel of land AT PLOT 361 INYIMAGU L/OUT in the ABAKALIKI

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately

982.262 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.HT/EB517/2009(Tracing No.) the


boundaries of which are described below.

Starting at concrete pillar marked SC/EBA134A the coordinates of which are:7721.814 Metres North and 3474.674 Metres East of a concrete pillar markedNK 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
	SC/EBA134A	88	56	45.03	SC/EBA133A
	SC/EBA133A	185	08	21.22	SC/EBK7797D
	SC/EBK7797D	267	17	43.07	SC/EBK7798D
	SC/EBK7798D	299	23	2.70	SC/EBK7799D
	SC/EBK7799D	06	06	21.15	SC/EBA134A
			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
