

Nº 0001369



EBONYI STATE OF NIGERIA

May/104/2012

A/SUR/NO/194/6/2012/ERSG

ERS/LU/A/2045

Certificate of Occupancy

PAGE 20

LDR No:.....

No. 20

Vol: 148

File No: PAL/2790

This is to certify that OKAH OGBONNAYA BENJAMIN of AGBA ISHIELU LOCAL GOVERNMENT AREA (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT OHATEKWE ISHIEKE IN EBONYI L G A described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 528/2011 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: N3100.00 (THREE THOUSAND ONE HUNDRED NAIRA ONLY) per annum.
- (b) The rent hereby reserved shall be revised at the end of every 5 (FIVE YEARS) 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 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.

GIVEN under my hand this.....day of.....

20th June 2012 [Signature]

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 of Witness

Name of Witness Occupation of Witness

Address Min of Lands, Survey and Housing, Abakaliki

25/8/012



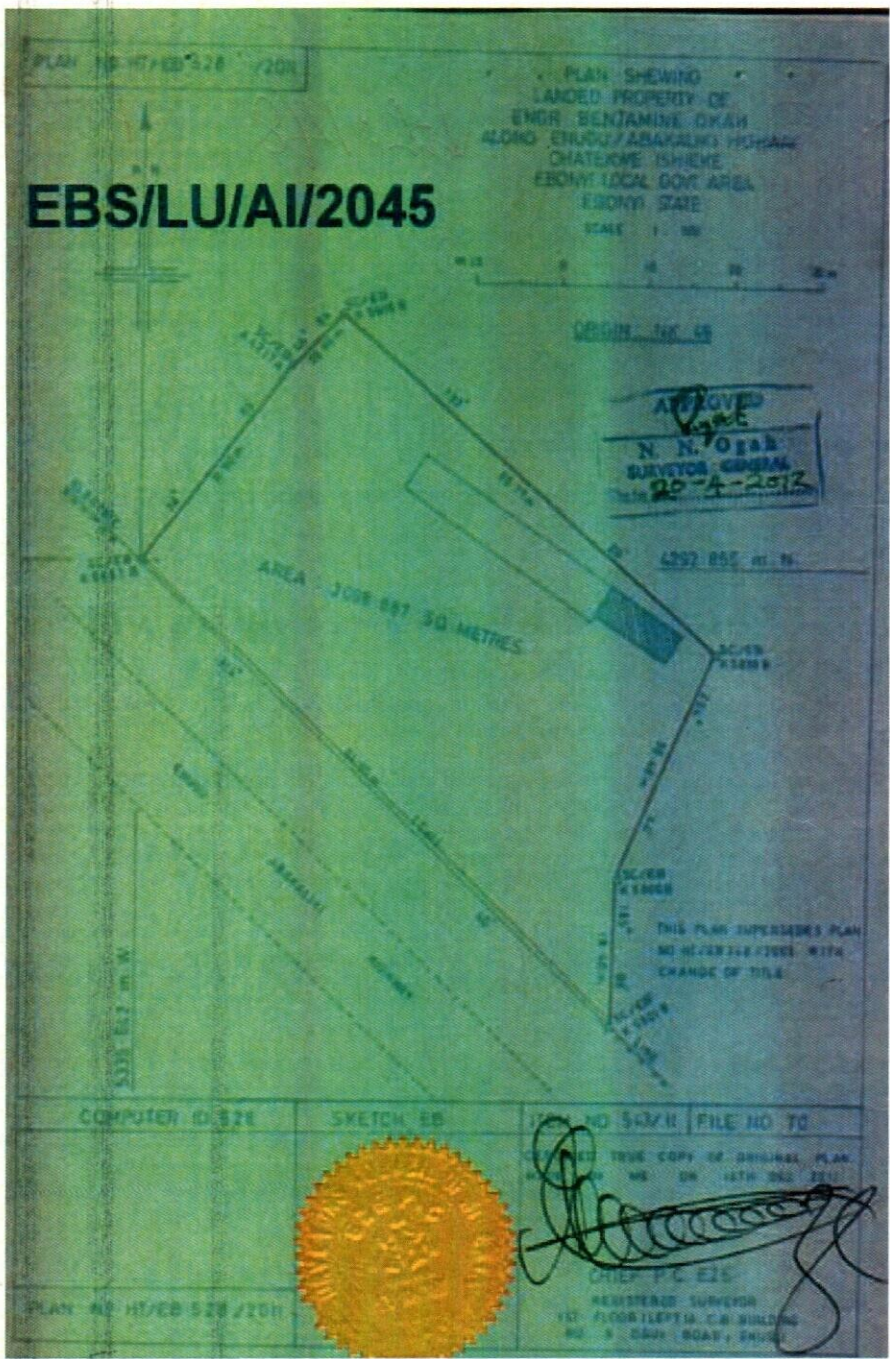
Title Holder: OKAH OGBONNAYA BENJAMIN

Old File Number: EBS/LU/AI/2045 New File Number: PAL/2790

Survey Plan No: HT/EB 528/2011

Property Description: LAND AT OHATEKWE ISHIEKE IN EBONYI L G A

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.

(Sd/-) **OBASI B. O.**
Commissioner For Stamp Duties
0122664 OF 24/04/12

This instrument was delivered for registration at 10:28 O'Clock in the FORENOON on 21st May, 2012 and registered as No 20 at page 20 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

CSO Registrar of Deeds

CERTIFIED TRUE COPY
ESOT REGISTRAR OF DEEDS



PAL/2790
041071012


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/2790
ENGR BENJAMIN OKAH
ALONG ENUGU/ABAKALIKI in the **EBONYI**
HIGHWAY OHATEKWE ISHIEKE

All that parcel of land at

in the

 Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
3098.887

Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

HT/EB 528/20011 (Tracing No.) the

boundaries of which are described below.

 Starting at concrete pillar marked **SCEBK5897B** the coordinates of which are:

4292.866 Metres North and **5335.642** Metres West 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
	SCEBK5897B	38	59	31.90	SCEBA4217A
	SCEBA4217A	46	06	09.50	SCEBK5898B
	SCEBK5898B	133	20	65.77	SCEBK5899B
	SCEBK5899B	204	44	30.40	SCEBK5900B
	SCEBK5900B	185	09	18.40	SCEBK5901B
	SCEBK5901B	314	40	84.90	SCEBK5897B

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

For Surveyor-General
 Ebonyi State of Nigeria
