

June/6/2012

No. 0001796



RBS/LW/LAF/54

EBONYI STATE OF NIGERIA

PAGE 44

No. 44

Vol: 140

Certificate of Occupancy

LDR No:.....

File No: PAL/2881

This is to certify that BARRY OKO MBE of AMACHARA AGBOR AFIKPO NORTH LOCAL GOVERNMENT AREA. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY SITUATE AT EBO OHIA AMACHARA AGBOR AFIKPO NORTH LOCAL GOVERNMENT AREA. described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 209/2002 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: N21,355.00 (TWENTY-ONE THOUSAND THREE HUNDRED AND FIFTY-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/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 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 1st day of August 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) N0.2 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act N0.6 of 1978.

Signature of Holder / Holders Signature of Witness

Name of Witness Occupation of Witness

Address Ministry of Lands, Survey and Housing A.P.

11/11/2013



27/2/13

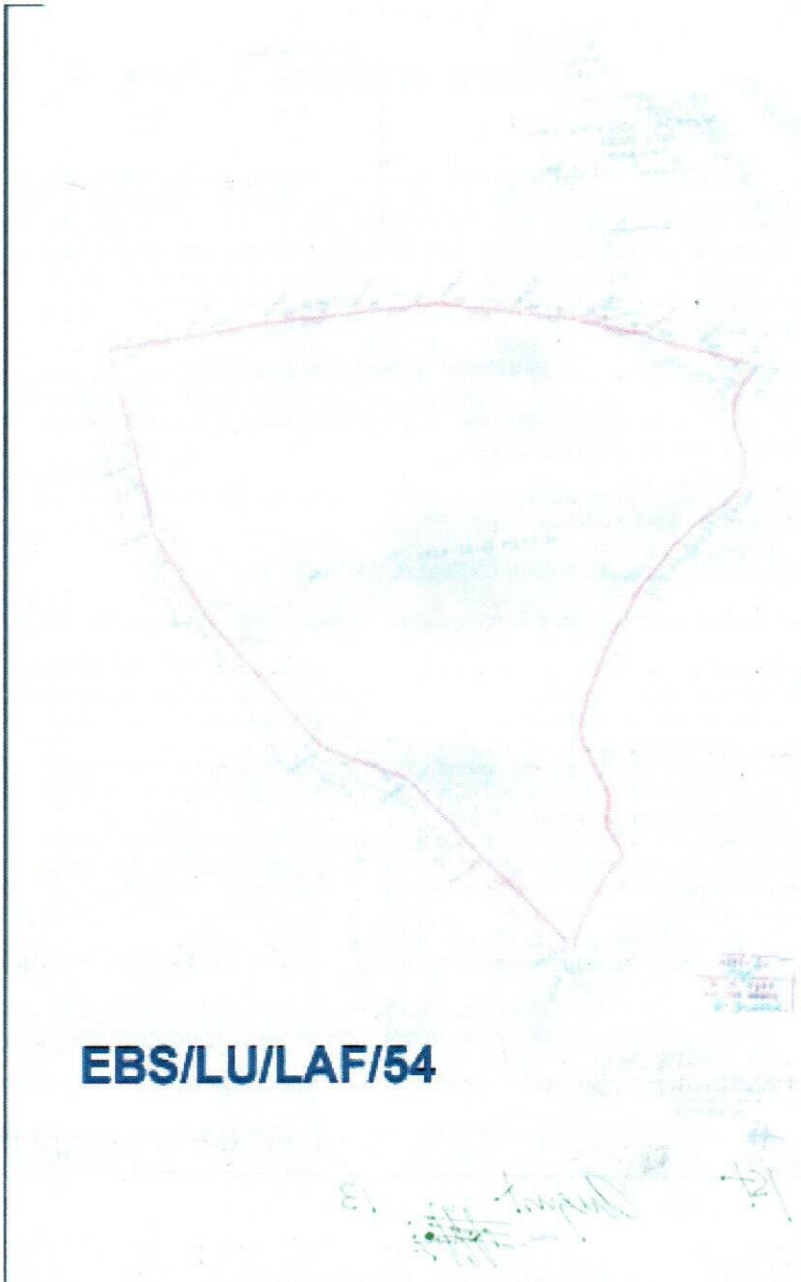
Title Holder: BARRY OKO MBE

Old File Number: EBS/LU/LAF/54 New File Number: PAL/2881

Survey Plan No: OTE/EB 209/2002

NIGERIA
one hundred Naira only
STAMP DUTIES

Property Description: PROPERTY SITUATE AT EBO OHIA AMACHARA AGBOR
AFIKPO NORTH LOCAL GOVERNMENT AREA.



EBS/LU/LAF/54



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) Osasi B. U
Commissioner For Stamp Duties
CRC NO 0191385 OF 11/1/012

This instrument was delivered for registration at 11:30 O'Clock in the FORENOON on 14th June, 2012 and registered as No 44 at page 44 Volume 140 of the Ministry of Lands Registry in the Office at Abakaliki
[Signature]
Registrar of Deeds



CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS



A/H/H
9/12/2013



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL /2881

MR. MBE OKO

All that parcel of land at **EBO OHIA AMACHARA AGBOR** in the **AFIKPO** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **28467.313** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **OTE/EB 209/2002** (Tracing No. _____) the boundaries of which are described below.

Starting at concrete pillar marked **MN 14519** the coordinates of which are: **500.486** Metres North and **580.912** Metres East of a concrete pillar marked **ACS .1** the origin of _____ 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
	MN 14519	85	13	20.41	MN 14520
	MN 14520	84	54	18.73	MN 14521
	MN 14521	87	41	22.50	MN 14522
	MN 14522	88	01	22.51	MN 14523
	MN 14523	100	11	19.45	MN 14524

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



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM®



2881

File Number:

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	MN 14524	109	59	17.75	MN 14525
	MN 14525	105	11	16.55	MN 14526
	MN 14526	107	54	13.50	MN 14527
	MN 14527	108	10	13.23	MN 14528
	MN 14528	108	10	02.91	STREAM
	BOUNDED	BY	STREAM	-	-
	STREAM	310	13	2.01	MN 14529
	MN 14529	310	13	29.51	MN 14530
	MN 14530	312	24	26.43	MN 14531
	MN 14531	288	06	23.60	MN 14532
	MN 14532	314	28	42.21	MN 14533
	MN 14533	328	35	28.83	MN 14534
	MN 14534	350	11	14.50	MN 14535
	MN 14535	344	30	27.52	MN 14519
			THE	STARTING	POINT

Name and Signature

For Surveyor-General

Ebonyi State of Nigeria
