

Nº 0000620



EBONYI STATE OF NIGERIA

Feb/14/2011 No. 61

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Certificate of Occupancy

LDR No:.....

File No: PAL/289

This is to certify that SAMUEL OGBOJI OGAH of EBONYI BROADCASTING SERVICE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT MILE 50 NTEZI ABA, ABAKALIKI IN EBONYI L.G.A, EBONYI STATE, described in the Schedule and more particularly marked and delineated in the PLAN NO. CUO/EB/268/2001 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2011 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: N1,050.00 (ONE THOUSAND AND FIFTY 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 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.

15/02/2012

GIVEN under my hand this 15th day of Dec 2011

[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]* Signature of Witness *[Signature]*

Name of Witness *[Signature]* Occupation of Witness *Civil Servant*

Address *Ministry of Lands, Survey & Housing, Abakaliki*

25/01/12



Title Holder: SAMUEL OGBOJI OGAH

Old File Number: EBS/LU/AI/1581 New File Number: PAL/289

Survey Plan No: CUO/EB/268/2001

Property Description: LAND AT MILE 50 NTEZI ABA, ABAKALIKI IN 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.

(sgd) Obasi B O

Commissioner For Stamp Duties
(0051265) of 14/10/2010

This instrument was delivered for registration at 10:14 O'Clock in the FORENOON on 28th February, 2011 and registered as No 61 at page 61 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki



Registrar of Deeds



27/01/072



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/289

MR SAMUEL O OGAH

All that parcel of land at MILE 50 NTEZI ABA, ABAKALIKI in the EBONYI

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

1009.903 Square Metres / Square Hectares shown on Ebonyi State of Nigeria Survey Plan CUO/EB268/2001

No. (Tracing No.) the boundaries of which are described below.


Starting at concrete pillar marked K2763 the coordinates of which are:2245.381 Metres NORTH and 630.987 Metres WEST 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		To
		Degree (°)	Minute (')	Length		
	PBK2763	91	40	39.34		PBK2762
	PBK2762	87	37	7.72		PBK2208
	PBK2208	97	00	17.25		EBS2285B
	EBS2285B	185	30	15.68		EBS2286B
	EBS2286B	271	30	61.05		EBS2287B
	EBS2287B	354	31	17.01		PBK2763

All property beacons are concrete pillars, all bearing and length approximate and all bearings

are referred to National /True North.


 For Surveyor-General
