

Nº 0001492



EBONYI STATE OF NIGERIA

JUN/29/12
NO. 39

Vol: 219

EBS/LUL/11/172
PAGE 39

Certificate of Occupancy

LDR No:.....

File No: PAL/3019

This is to certify that **CELESTINE OKAFOR** of **NO 7 NNADI LANE ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PROPERTY AT INYIMAGU ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. CSC/EB 57/2011** 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: **N1360.00 (ONE THOUSAND THREE HUNDRED AND SIXTY 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 **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 tenatable 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.

1110f02

GIVEN under my hand this 31st day of July 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) 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 Nwokpor Bridget O. Occupation of Witness Civil Servant

Address Min of Lands, Survey & Housing, Abakaliki

6/9/12



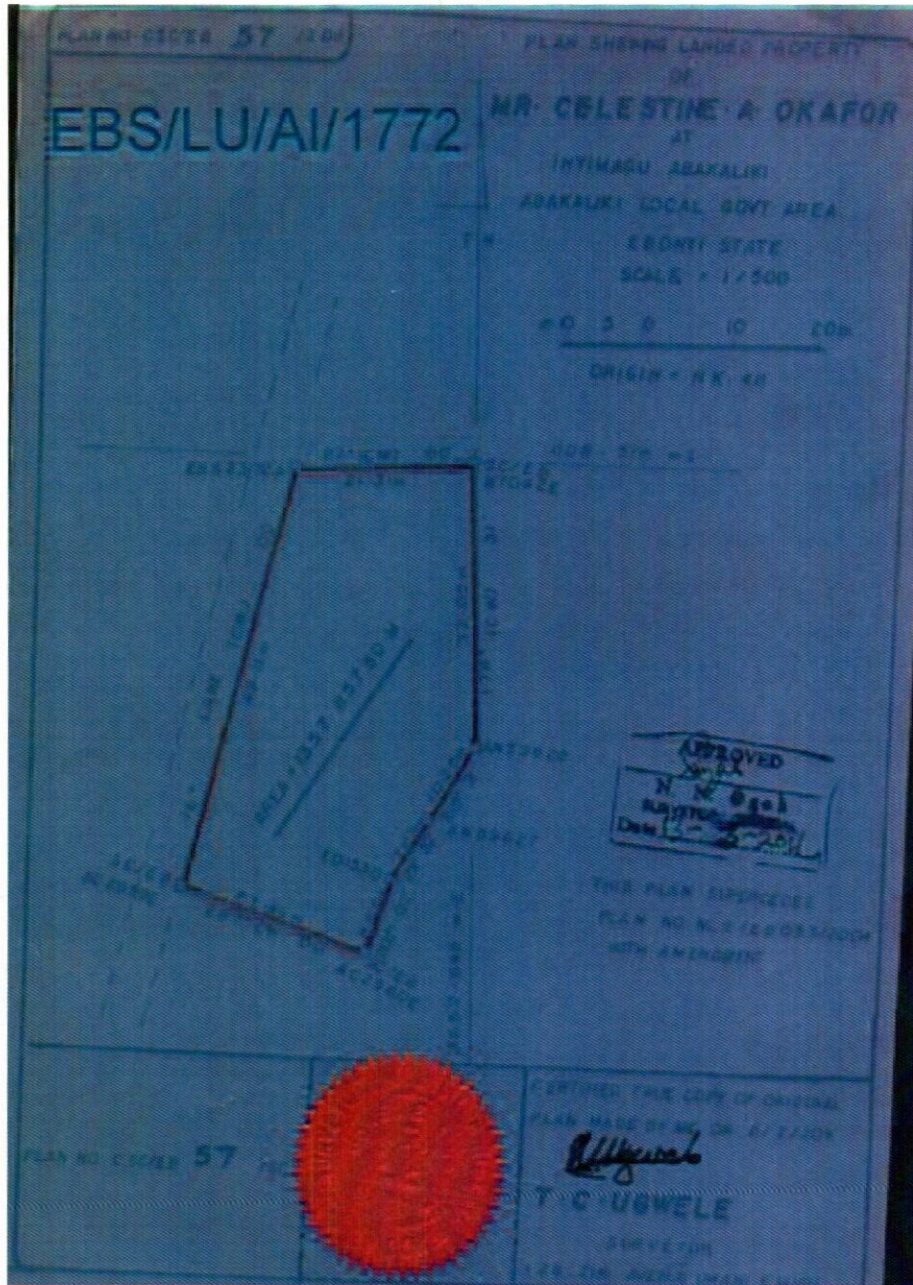
Title Holder: CELESTINE OKAFOR

Old File Number: EBS/LU/AI/1772 New File Number: PAL/3019

Survey Plan No: CSC/EB 57/2011

Property Description: PROPERTY AT INYIMAGU ABAKALIKI

Stamp Duty: One hundred Naira



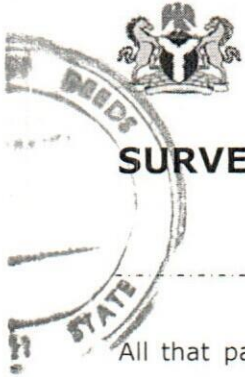
The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.
(sgd) Obasi B. O.
Commissioner For Stamp Duties

This instrument was delivered for registration at 13:24 O'Clock in the AFTERNOON on 20th June, 2012 and registered as No 39 at page 39 Volume 219 of the Ministry of Lands Registry in the Office at Abakaliki
[Signature]
Registrar of Deeds



CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS

[Signature]
7/9/12


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3019
CELESTINE OKAFOR
INYIMAGU ABAKALIKI
ABAKALIKI

All that parcel of land at in the
 Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
1357.857 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.
CSC/EB 57/2011 (Tracing No.) the
 boundaries of which are described below.

Starting at concrete pillar marked **SC/EBB 7042E** the coordinates of which are:
1108.578 Metres SOUTH and **3652.646** Metres East of a concrete pillar marked
NK 48 the origin of **ABAKALIKI** cadastral surveys. The boundaries run
 in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	SC EBB7042E	178	31	32.05	AN59628
	AN59628	215	31	10.25	AN59267
	AN59267	211	32	7.87	EO1530
	EO1530	201	02	8.68	SCEBAC2960E
	SCEBA C2960E	287	00	23.49	SCEBAC2959E
	SCEBAC2959E	16	00	49.11	EBS2372A
	EBS2372A	87	00	21.31	SCEBB7042E

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

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 for Surveyor-General
 Ebonyi State of Nigeria
