

No. 0001653



EB/141/2012

Aug/4/012

EBONYI STATE OF NIGERIA

No. 81

EB/141/2012/9/2012/EB89

Vol: 219

PAGE 81

Certificate of Occupancy

LDR No:.....

File No: PAL/3338

This is to certify that THERESA UDU OCHE of BLOCK 38 FLAT 4 QUEEN ELIZABETH DRIVE RAILWAY QUARTERS, ENUGU (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND ALONG EZEJIOFOR STREET, ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. CSC/EB 141/2012 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: N676.00 (SIX HUNDRED AND SEVENTY SIX 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.

GIVEN under my hand this 17th day of Aug 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 of Witness

Name of Witness Nworie B. U Occupation of Witness Civil Service

Address Min. of Lands, Survey and Housing Abakaliki

14/09/012

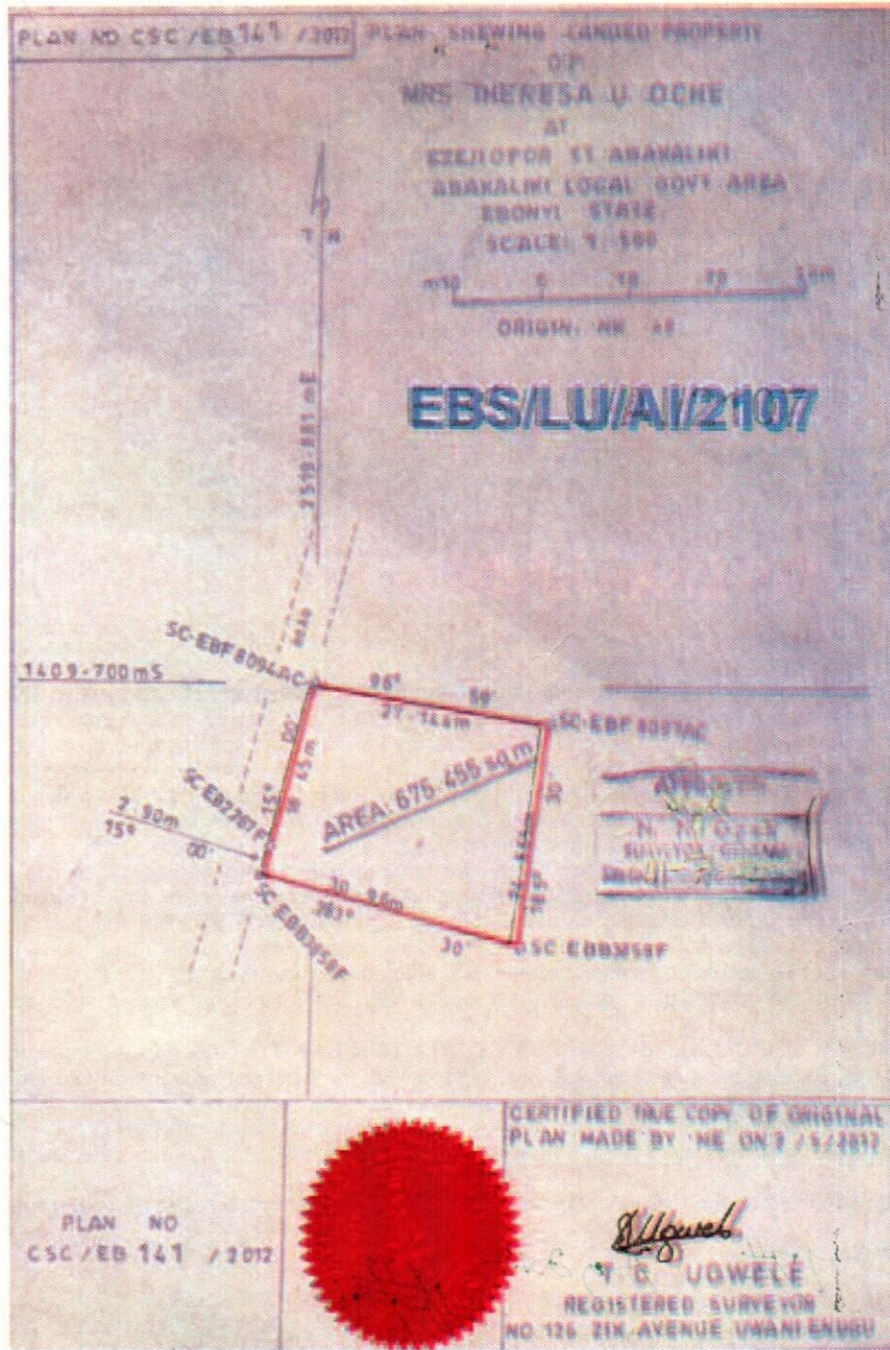


Title Holder: THERESA UDU OCHE

Old File Number: EBS/LU/AI/2107 New File Number: PAL/3338

Survey Plan No: CSC/EB 141/2012

Property Description: LAND ALONG EZEJIOFOR STREET, ABAKALIKI



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) Obari B. O
Commissioner For Stamp Duties
0182395 OF 16/7/2012

This instrument was delivered for registration at 13:25 O'Clock in the AFTERNOON on 3rd August, 2012 and registered as No 81 at page 81 Volume 219 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds



[Handwritten signature]



P A L / 3 3 3 8



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3338

M
THERESA UDU OCHE

All that parcel of land at ALONG EZEJIOFOR STREET in the ABAKALIKI
Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
675.455 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.
CSC/EB 141/2012 (Tracing No. _____) the
boundaries of which are described below.

Starting at concrete pillar marked SC-EBF8094AC the coordinates of which are:
1409.700 Metres South and 2519.881 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		To
		Degree (°)	Minute (')	Length		
	SCEBF8094AC	96	59	27.144		SCEBF8097AC
	SCEBF8097AC	185	30	24.665		SCEBB3859F
	SCEBB3859F	283	30	30.96		SCEBB3858F
	SCEBB3858F	15	00	2.90		SCEB2267F
	SCEB2267F	15	00	18.45		SCEBF8094AC

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
