

Nº 0000910



A/SUR/NOI 96/7/2012/ERSG

EBONYI STATE OF NIGERIA

Jan/24/09

ERSLU/A/716

Certificate of Occupancy

PAGE 38

LDR No: No. 38

VOL: 93

File No: PAL/378

This is to certify that OKPALA FRANCIS OSITA of UMUOKU KINDRED, IRUOWELLE VILLAGE, AWKA-ETITI, IDEMILI SOUTH LOCAL GOVERNMENT AREA, ANAMBRA STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT OBEGU NTEZI-ABA, EBONYI LOCAL GOVERNMENT AREA, ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. OTE/EB 204/2002 attached to this certificate and thereon bordered or verged RED for the term of 97 (NINETY SEVEN YEARS) 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: N530.00 (FIVE HUNDRED AND THIRTY 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:-

13/08/12

- (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 tenantable 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 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) To pay an improvement premium of N 00.00 (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.

RECERTIFIED under my hand this 5th day of April 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] Signature of Witness [Signature]

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

Address Min. of Lands, Survey and Housing Abakaliki

1/8/012



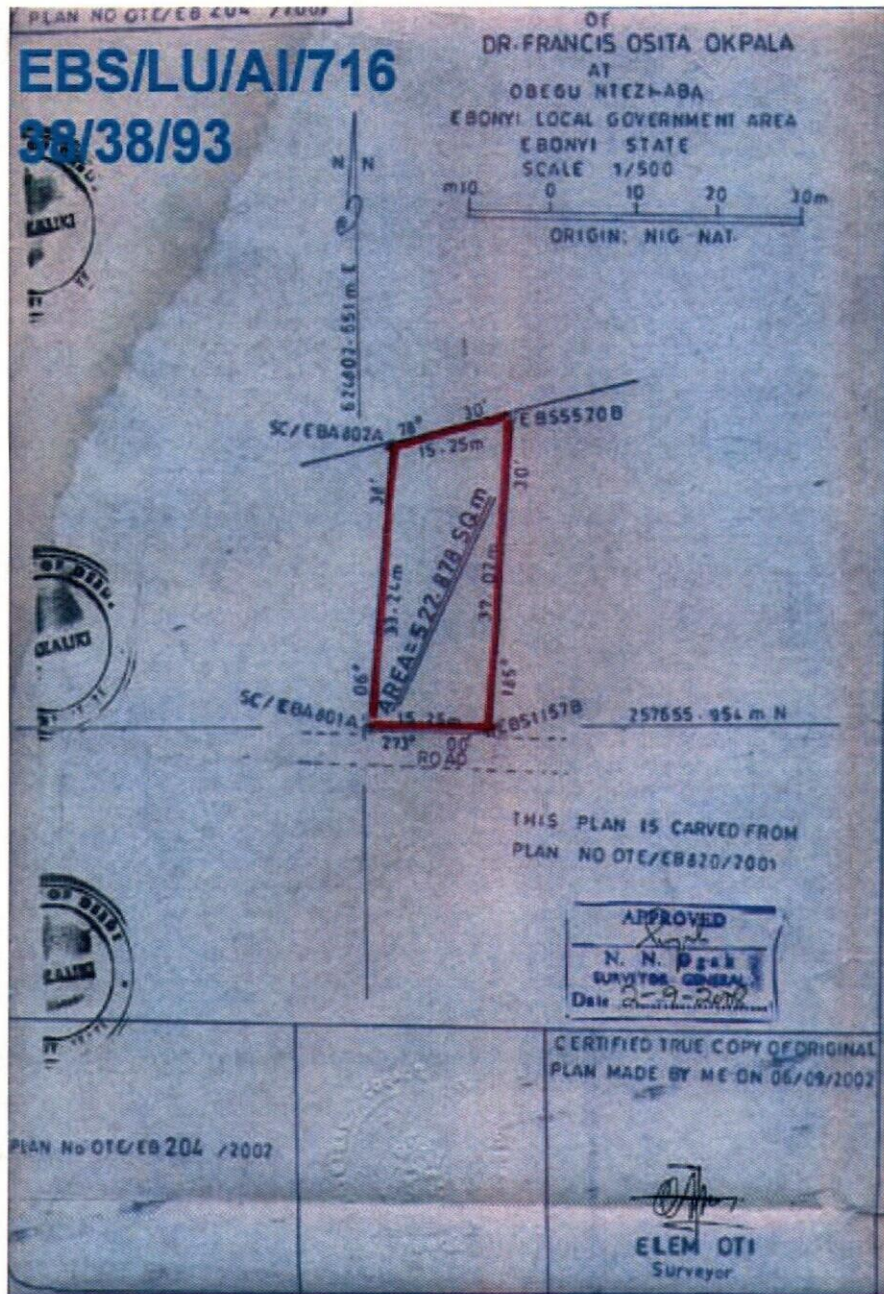
Title Holder: OKPALA FRANCIS OSITA

Old File Number: EBS/LU/AI/716 New File Number: PAL/378

Survey Plan No: OTE/EB 204/2002

Property Description: LAND AT OBEGU NTEZI-ABA , EBONYI LOCAL GOVERNMENT AREA, ABAKALIKI

EBONYI
ONE HUNDRED
NINETY
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.

(Sgd) Obasi B.O
SIGNED
Commissioner For Stamp Duties
TRV NO 0192998 OF 27/1/2009

This instrument was delivered for registration at 9.00 O'clock in the FORENOON on 29TH JANUARY, 2009 and registered as No 38 at page 38 Volume 93 of the Ministry of Lands Registry in the Office at ABAKALIKI

(Sgd) [Signature]
Registrar of Deeds

CERTIFIED TRUE COPY
(Sgd) [Signature]
REGISTRAR OF DEEDS



PAL/378
(Sgd) [Signature]
1/08/012




EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/378
OKPALA FRANCIS OSITA

All that parcel of land at **OBEGU NTEZI-ABA** in the **EBONYI** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **522.878** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **OTE/EB 204/2002** (Tracing No.) the boundaries of which are described below.

Starting at concrete pillar marked **SC-EBA 801A** the coordinates of which are: **257655.954** Metres North and **624802.651** Metres East of a concrete pillar marked **NIG. NAT** the origin of **NIGERIA** 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		
	SCEBA 801A	06	38	33.24		SCEBA 802A
	SCEBA 802A	78	30	15.25		EBS 5520B
	EBS 5520B	185	30	37.02		EBS 1157B
	EBS 1157B	273	00	15.25		SCEBA 801A
			THE	STARTING		POINT

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
