

001/240/012

Nº 0001926



EBS/K4/A1/2153

EBONYI STATE OF NIGERIA

No. 34

Vol: 148

PAGE 34

Certificate of Occupancy

LDR No:.....

A1/SUR/NO/137/9/2013/EBSG

File No: PAL/3812

This is to certify that FIDELIS OGAH of NO 1 FIDELIS OGAH ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY SITUATE ALONG ENUGU/ ABAKALIKI HIGHWAY IDEMBA ISHIEKE, EBONYI LOCAL GOVERNMENT AREA. described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB/55/2007 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: N4,065.00 (FOUR THOUSAND SIXTY-FOUR 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: 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 or to be erected hereafter thereon for any purpose other than that specified in these presents.
- (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.

24/2/015

GIVEN under my hand this 28th day of Aug 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) 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 Okpan Samuel T Occupation of Witness Civil Servant

Address Ministry of Lands, Survey and Housing

3064/014



Title Holder: FIDELIS OGAH

Old File Number: EBS/LU/AI/2153 New File Number: PAL/3812

Survey Plan No: HT/EB/55/2007

Property Description: PROPERTY SITUATE ALONG ENUGU/ ABAKALIKI HIGHWAY
IDEMBA ISHIEKE, EBONYI LOCAL GOVERNMENT AREA.

ONE HUNDRED
Naira
STAMP DUTIES



The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N60.00 and the duty thereon has been assessed accordingly.

(Sgd) *ORASI. B-O*

Commissioner For Stamp Duties
0195005 OF 24/10/12

This instrument was delivered for registration at 16:6 O'Clock in the AFTERNOON on 24th October, 2012 and registered as No 34 at page 34 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

REGISTRAR ABAKALIKI SIGN

Mmm. D. O. O.
19/10/12
Registrar of Deeds

CERTIFIED TRUE COPY
CSJ
REGISTRAR OF DEEDS



30/10/12


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3812
**PROF. FIDELIS OGAH'S LANDED PROPERTY ALONG ENUGU/ ABAKALIKI
HIGHWAY, IDEMBIA ISHIEKE**

BELONGING TO Prof. Fidelis Ogah

 that parcel of land at _____ in the **EBONYI**

 Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately
4062.760 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.
HT/EB 155/2007 (Tracing No. _____) the
 boundaries of which are described below.

 Starting at concrete pillar marked **EBS 1234B** the coordinates of which are:
4939.193 Metres North and **6064.548** Metres ^{West}~~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
	EBS 1234B	209	22	11.10	EBS 1233B
	EBS1233B	193	36	31.24	EBS 1232B
	EBS1232B	176	49	25.70	EBS1231B
	EBS1231B	289	22	26.60	EBS4460B
	EBS4460B	287	22	18.83	SCEBK7933B
	SCEBK7933B	325	12	32.30	SCEBK7934B
	SCEBK7934B	303	55	24.50	SCEBK7935B
	SCEBK7935B	27	43	11.16	EBS2209B
	EBS 2209B	96	53	21.73	EBS2208B
	EBS2208B	78	53	25.56	EBS 2207B
	EBS2207B	55	07	36.60	EBS2206B
	EBS2206B	152	50	24.80	EBS1234B

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

 for Surveyor-General
