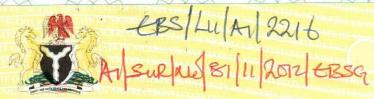
Nº 0001822



EBONYI STATE OF NIGERIA

Certificate of Occupancy

File No: PAL/3947 LDR No:

This is to certify that OGUNJI ONYEMA JOHNNY of NO 11A OGUNJI NWABOR CRESCENT, OGBOJI AMIKE ABA, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT NDIATUM IDEMBIA NDIEBOR ISHIEKE, EBONYI L G A OF EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. BNIL/EB 194/2012 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: N1,595.00 (ONE THOUSAND FIVE HUNDRED AND NINTY FIVE NAIRA) per annum.

(b) The rent hereby reserved shall be revised at the end of every 5 (FIVE YEARS) 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 tenantable repair and condition.

day of A

(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.

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 N00.00 (N/A)

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.

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) N0.2 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 Nwokpor Bridget D. Occupation of Witness Cor Service

Address Mm of Lands Survey & Housing Abarcaller 15/11/012



Title Holder: OGUNJI ONYEMA JOHNNY

Old File Number: EBS/LU/AI/2216 New File Number: PAL/3947.

Survey Plan No: BNIL/EB 194/2012

Property Description: LAND AT NDIATUM IDEMBIA NDIEBOR ISHIEKE, EBONYI L

G A OF EBONYI STATE



This instrument was delivered for registration at 11:48 O'Clock in the FORENOON on 18th October, 2012 and registered as No 67 at page 67 Volume 231 of the Ministry of Lands Registry in the Office at Abakaliki

Commissioner For 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.

Registrar of Deeds

CD OF DEEDS P ALL 15 11 012



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3947

		OHNNY O. OGUNJI			
All that parcel o		IATUM IDEMBIA ND IEKE EBONYI L G A		n the	EBONYI
1594.860		Ebonyi State of Nigeria			
BNIL/EB 19	4/2012	shown on Ebonyi (Tracing N			
	hich are describe				
Starting at concrete pillar marked SCEBW1507G the coordinates of which are:					
703480.017 Metres North and 393477.761 Metres East of a concrete pillar marked					
		of UTM ZONE 32		veys. The b	oundaries run
in straight lines t	:he bearings and	length of which are as f	follows:		
1 18		Bearing		Lengths in: M	
1.0		веаги	ng	Lengths	in: M
S/N	From	Degree (°)	-	_	in: M To
rist.				_	
rist.	From BW1507G		Minute (')	_	
rist.		Degree (°)	Minute (')	Length	То
SCE		Degree (°)	Minute (')	Length	То
SCEE	BW1507G	Degree (°) 288 00 357 300	Minute (')	18.92 30.48	To SCEBW1508G SCEBW1509G
SCEE	BW1507G	Degree (°)	Minute (')	Length	To SCEBW1508G

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

294

SCEBW1510G

SCEBW1511G

for Surveyor General

35.00

Ebonyi State of Nigeria