

Nov/4/5/2013

7Bs/hu/Ail 2108

No 0001864



EBONYI STATE OF NIGERIA

No. 61

Vol: 243

PAGE 61

Certificate of Occupancy

File No: PAL/4513

LDR No:.....

This is to certify that KELEB OSITADIMMA OKAFOR of NO.16 OLD ENUGU ROAD ABAKALIKI. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY SITUATE AND KNOWN AS PLOT 409 BLOCK E KPIRI-KPIRI LAYOUT ABAKALIKI. described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 481/2010 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2013 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: N815.00 (EIGHT HUNDRED AND FIFTEEN 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 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.

GIVEN under my hand this 28th day of May 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) 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 Okepana Daniel I. Occupation of Witness Civil Servant

Address Ministry of Lands Survey and Housing

This Deed was first read in English and interpreted to Igb language by a sworn Interpreter and the parties seemed perfectly to understand same before affixing their/his thumb print.

SWORN INTERPRETER BEFORE ME MAGISTRATE/NOTAR'S PUBLIC 21/7/2013

16/7/2013

Handwritten signatures and dates at the bottom of the page.

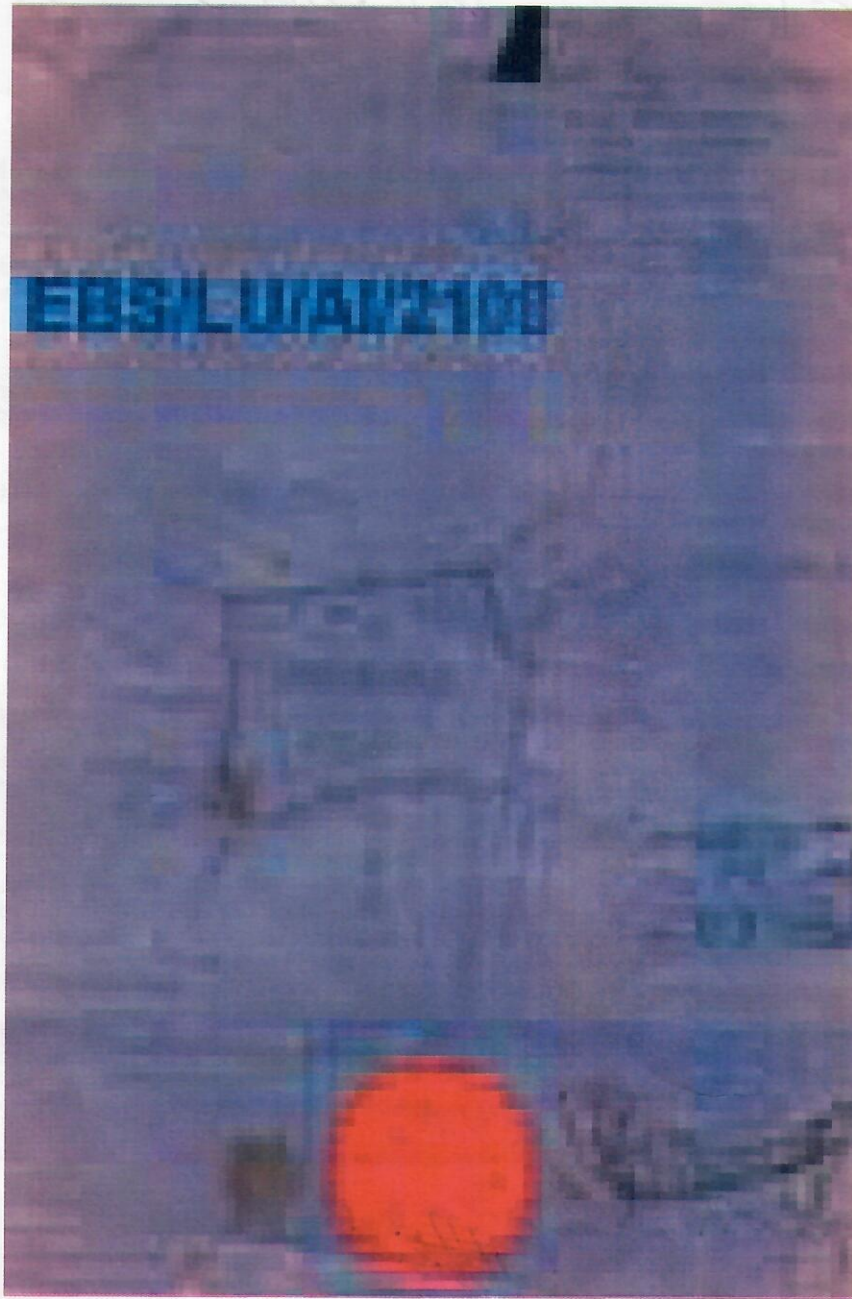
Title Holder: KELEB OSITADIMMA OKAFOR

Old File Number: EBS/LU/AI/2108 New File Number: PAL/4513

Survey Plan No: HT/EB 481/2010

Property Description: PROPERTY SITUATE AND KNOWN AS PLOT 409 BLOCK E KPIRI-KPIRI LAYOUT ABAKALIKI.

NIGERIA
one hundred and
STAMP DUTIES



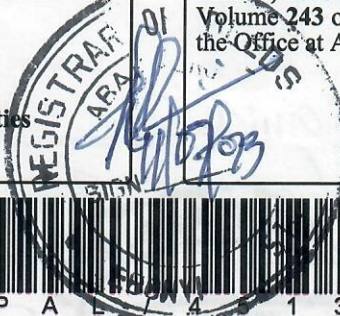
The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(SPD) Osari B-2

Commissioner For Stamp Duties
0198494 of 12/12/12

This instrument was delivered for registration at 14:7 O'Clock in the AFTERNOON on 7th March, 2013 and registered as No 61 at page 61 Volume 243 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds



CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS

3/7/2013

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/4513

MR CALEB OSITADIMMA OKAFOR AT NO 16 KPIRI-KPIRI ABAKALIKI EBONYI LOCAL GOVT. AREA EBONYI STATE



All that parcel of land at NO 16 KPIRI-KPIRI in the EBONYI

Local Government Area of the ANAMBRA State of Nigeria, containing an Area of approximately

811.388 Square Metres shown on Survey Plan No.

HT/EB611/2010 (Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked SC-EBK1290B the coordinates of which are:

257830.004 Metres North East and Metres East North of a concrete pillar

marked NIG.NATIONAL the origin of NIGERIA cadastral surveys. The

boundaries run in straight lines the bearings and length of which are as follows:

'N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	SC-EBK1290B	163	18	9.57	SC-EBK1291B
	SC-EBK1291B	108	26	3.50	SC-EBK1292B
	SC-EBK1292B	199	39	15	SC-EBK1293B
	SC-EBK1293B	273	26	14.64	SC-EBK1294B
	SC-EBK1294B	252	39	17.20	AN96362
	AN96362	330	15	6.20	SC-EBK1295B
	SC-EBK1295B	20	34	8.60	SC-EBK2036B
	SC-EBK2036B	355	59	11.67	SC-EBK1297B
	SC-EBK1297B	82	15	31.40	SC-EBK1290B

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