

Apr 8/03
No. 0002151



EBS/Lu/LAF/S9

EBONYI STATE OF NIGERIA

No. 1

VOL: 252

PAGE 1

Certificate of Occupancy

LDR No:.....

File No: PAL/4739

This is to certify that SAINT JOSEPH CATHOLIC CHURCH UGWULANGWU C/O QUEEN OF APOSTLES PARISH UGWULANGWU of QUEEN OF APOSTLES CATHOLIC CHURCH UGWULANGWU P.O.BOX 114 OKPOSI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT AFIA OKOR UFUEZERAKU UGWULANGWU OHAOZARA LOCAL GOVERNMENT AREA OF EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. NLS/AB127/93 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: N6765.00 (SIX THOUSAND SEVEN HUNDRED AND SIXTY FIVE 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: RELIGIOUS

1st Aug / 014

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.
 - (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 2nd day of June, 2014

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 *Andrew Okereke* Signature of Witness *Moses Nwali*

ANDREW OKEREKE TRUSTEE MOSES NWALI TRUSTEE JOSEPH CHIMERE EZE TRUSTEE

Name of Witness Occupation of Witness

Address

17/6/014



Title Holder: SAINT JOSEPH CATHOLIC CHURCH UGWULANGWU C/O QUEEN OF APOSTLES PARISH UGWULANGWU

NIGERIA
Stamp Duties
Stamp Duties

Old File Number: EBS/LU/LAF/59 New File Number: PAL/4739

Survey Plan No:

Property Description: LAND AT AFIA OKOR UFUEZERAKU UGWULANGWU OHAOZARA LOCAL GOVERNMENT AREA OF EBONYI STATE



REGISTRAR
ABAKALIKI
SIGNATURE
EBONYI

REGISTRAR
ABAKALIKI
SIGNATURE
EBONYI

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.

(Signature)

Commissioner For Stamp Duties
0066412OF11/2/13

This instrument was delivered for registration at 10:23 O'Clock in the FORENOON on 4th April, 2013 and registered as No 1 at page 1 Volume 252 of the Ministry of Lands Registry in the Office at Abakaliki

REGISTRAR
ABAKALIKI
SIGNATURE
EBONYI STATE

Registrar of Deeds

CERTIFIED TRUE COPY
(Signature)
REGISTRAR OF DEEDS



(Signature) 24/6/2014



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF ...PAL/4739

ST. JOSEPH CATHOLIC CHURCH, AFIA OKOR UFUEZERAKU UGWULANGWU, OHAOZARA

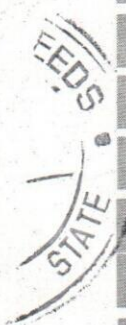


All that parcel of land at AFIA OKOR UFUEZERAKU UGWULANGWU in the OHAOZARA

Local Government Area of the Ebonyi State of Nigeria, containing an area of approximately 9.016 Hectares shown on Ebonyi State of Nigeria Survey Plan No. NLS/AB 127/93 (Tracing No:) the boundaries of which are described below.

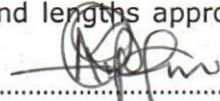
Starting at concrete pillar marked ABSAB 1728 the coordinates of which are: 1057.087 Meters North and 390.797 Meter East of a concrete pillar marked PBS 558 the origin of Cadastral surveys. The boundaries run in straight lines the bearings and lengths of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree(°)	Minute(')	Length	To
	ABS AB 1728	265°	35'	56.50m	ABS AB 1729
	ABS AB 1729	205°	10'	10.35m	ABS AB 1730
	ABS AB 1730	291°	15'	79.90m	ABS AB 1731
	ABS AB 1731	358°	50'	42.55m	ABS AB 1732
	ABS AB 1732	06°	00'	45.15m	ABS AB 1733
	ABS AB 1733	355°	20'	206.50m	ABS AB 1734
	ABS AB 1734	03°	00'	33.60m	ABS AB 1735
	ABS AB 1735	90°	30'	80.20m	ABS AB 1736
	ABS AB 1736	61°	10'	44.80m	ABS AB 1737
	ABS AB 1737	78°	25'	107.85m	ABS AB 1738
	ABS AB 1738	149°	48'	87.00m	ABS AB 1739
	ABS AB 1739	176°	00'	121.25m	ABS AB 1740
	ABS AB 1740	168°	30'	49.10m	ABS AB 1741
	ABS AB 1741	186°	30'	120.10m	ABS AB 1742



	<i>ABS AB 1742</i>	<i>282⁰</i>	<i>15'</i>	<i>33.05m</i>	<i>ABS AB 1743</i>
	<i>ABS AB 1743</i>	<i>285⁰</i>	<i>45'</i>	<i>63.95m</i>	<i>ABS AB 1744</i>
	<i>ABS AB 1744</i>	<i>289⁰</i>	<i>45'</i>	<i>11.25m</i>	<i>ABS AB 1745</i>
	<i>ABS AB 1745</i>	<i>195⁰</i>	<i>00'</i>	<i>30.80m</i>	<i>ABS AB 1746</i>
	<i>ABS AB 1746</i>	<i>208⁰</i>	<i>33'</i>	<i>20.78m</i>	<i>ABS AB 1728</i>
			THE	STARTING	POINT

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



For Surveyor-General
 Ebonyi State of Nigeria

ELIMS[®] BEACON CAPTURE TEMPLATE (Main Page)