

FEL/451011

Nº 0000635



EBS/W/A/1588

EBONYI STATE OF NIGERIA

No. 33

Vol: 133

PAGE 33

Certificate of Occupancy

LDR No:.....

File No: PAL/518

This is to certify that JAMES EZEAKA S REUBEN EZEAKA of NO 13 IGWEORIE STREET (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY SITUATE AT NO 6 EZEJIOFOR TREET ABAKALIKI, ABAKALIKI LOCAL GOVERNMENT AREA. described in the Schedule and more particularly marked and delineated in the PLAN NO. EB-032/2009 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINTY-NINE) 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: N440.00 (FOUR HUNDRED AND FORTY 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 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 LAND 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.

Wofel/1

GIVEN under my hand this 25th day of Dec 2011

[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) 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] Signature of Witness [Signature]

Name of Witness OGBARA David T Occupation of Witness Civil Servant

Address Ministry of Lands, Survey and Housing Ab.

21/2/12



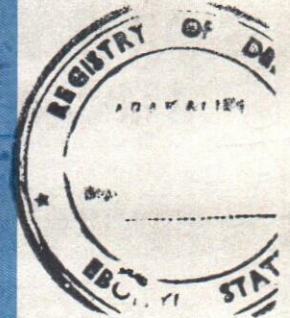
Title Holder: JAMES EZEAKA & REUBEN EZEAKA

Old File Number: EBS/LU/AI/1588 New File Number: PAL/518

Survey Plan No: EB-032/2009

Property Description: PROPERTY SITUATE AT NO 6 EZEJIOFOR TREET ABAKALIKI, ABAKALIKI LOCAL GOVERNMENT AREA.

NIGERIA
ONE HUNDRED
Naira
STAMP DUTIES

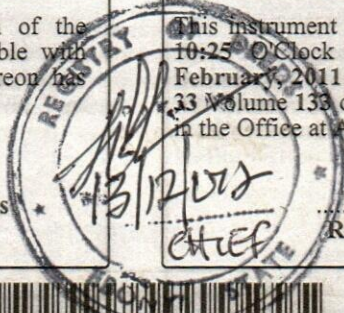


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(sgd) OBASI B-O

Commissioner For Stamp Duties
(0051463) OF 1/11/010

This instrument was delivered for registration at 10:25 O'Clock in the FORENOON on 9th February, 2011 and registered as No 33 at page 33 Volume 133 of the Ministry of Lands Registry in the Office at Abakaliki



Registrar of Deeds

CERTIFIED TRUE COPY
CHIEF REGISTRAR OF DEEDS



Handwritten signature and number: 81036012


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/518
MESSRS JAMES EZEAKA AND REUBEN EZEAKA
NO. 6 EZEJIOFOR STREET
ABAKALIKI

All that parcel of land at _____ in the _____
 Local Government Area of Ebonyi State of Nigeria, containing an Area of approximately
433.000 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.
Nw/EB 032/2009 (Tracing No. _____), the
 boundaries of which are described below.

Starting at concrete pillar marked **SCEBF8779D** the coordinates of which are
255995.761 Metres North and **628115.429** Metres East of a concrete pillar marked
NIG NAT.ZERO the origin of **NIGERIA** 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
	SCEBF8779D	31	42	15.03	SCEBF8780D
	SCEBF8780D	120	53	26.72	SCEBF8781D
	SCEB8781D	204	13	16.29	AN51047
	AN51047	303	10	28.84	SCEBF8779D

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

for Surveyor-General
 Ebonyi State of Nigeria
