

July/29/13

No 0002299



EB8/LULA/2375/15

EBONYI STATE OF NIGERIA

No. 94

VOL: 251

PAL 94

Certificate of Occupancy

LDR No:.....

File No: PAL/5288

This is to certify that CHINEDU OGAH FOUNDATION of NO 15 COMRADE CHINEDU OGAH AVENUE ABAKALIKI, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT IDEMBIA ISHIEKE EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. CSC/EB386/2012 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 13 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: N11,410.00 (ELEVEN THOUSAND FOUR HUNDRED AND TEN 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: HOUSING ESTATE

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 tenatable 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 N00.00 (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 12th day of August 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.

The Common seal of the within named CHINEDU OGAH FOUNDATION was hereunto affixed in the presence of: -

Signature of Director

Director

Signature of Secretary

Secretary



6/09/13



Title Holder: CHINEDU OGAH FOUNDATION

Old File Number: EBS/LU/AI/2375 New File Number: PAL/5288

Survey Plan No: CSC/EB386/2012



Property Description: LAND AT IDEMBIA ISHIEKE EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE.



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

This instrument was delivered for registration at 10:53 O'clock in the FORENOON on 3rd July, 2013 and registered as No 94 at page 94 Volume 251 of the Ministry of Lands Registry in the Office at Abakaliki

*[Signature]*  
Registrar of Deeds

CERTIFIED TRUE COPY  
*[Signature]*  
REGISTRAR OF DEEDS



*[Handwritten signature]* 9/9/13



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/5288**

**COMRADE CHINEDU OGAH FOUNDATION**

**IDEMBIA ISHIEKE**

All that parcel of land at \_\_\_\_\_ in the **EBONYI**

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

**11407.506** Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

**CSC/EB 386/2012** (Tracing No. \_\_\_\_\_) the

boundaries of which are described below.

Starting at concrete pillar marked **SCEBB 5652G** the coordinates of which are:

**646.900** Metres North and **946.729** Metres West of a concrete pillar marked

**NK.48** the origin of **ABAKALIKI** cadastral surveys. The boundaries run

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

S/N	From	Bearing		Lengths in: M Length	To
		Degree (°)	Minute (')		
	SCEBB 5652G	0	00	112.00	SCEBB 5653G
	SCEBB 5653G	41	00	20.60	SCEBB 5654G
	SCEBB 5654G	87	00	37.90	SCEBB 5655G
	SCEBB 5655G	84	15	34.80	EBS 4405B
	EBS 4405B	135	04	24.50	EBS 4460B
	EBS 4460B	206	00	43.40	EBS 4459B
	EBS 4459B	184	00	24.60	SCEBB3744B
	SCEBB 3744B	274	00	1.70	EBS 4458B
	EBS 4458B	185	00	26.20	EBS 4462B
	EBS 4462B	192	00	15.40	EBS 4463B
	EBS 4463B	199	00	24.30	EBS 4464B
	EBS 4464B	280	00	68.50	SCEBB 5652G
			THE	STARTING	POINT

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

\*\*\*\*\*