

Nº 0002355



EBONYI STATE OF NIGERIA

July 18/013

EBS/Lu/AM/2249

LDR No: No 44

Certificate of Occupancy Vol: 148

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File No: PAL/5438

This is to certify that MAGARETH MGBOYE OBIADI of NO 45 HOSSANNA STREET, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT NO 45 HOSSANNA STREET, OTHERWISE KNOWN AS WORKSHOP NO 28 ABAKPA ABAKALIKI, described in the Schedule and more particularly marked and delineated in the PLAN NO. BNIL/EB268/2012 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: N70.00 (SEVENTY 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: COMMERCIAL

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 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 14th day of October 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) 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 MAGARETH Signature of Witness

Name of Witness Nwanchonu J.N Occupation of Witness Civil Servant

Address Ministry of Lands, Survey & Housing, Ab

10/12/2013



2011013

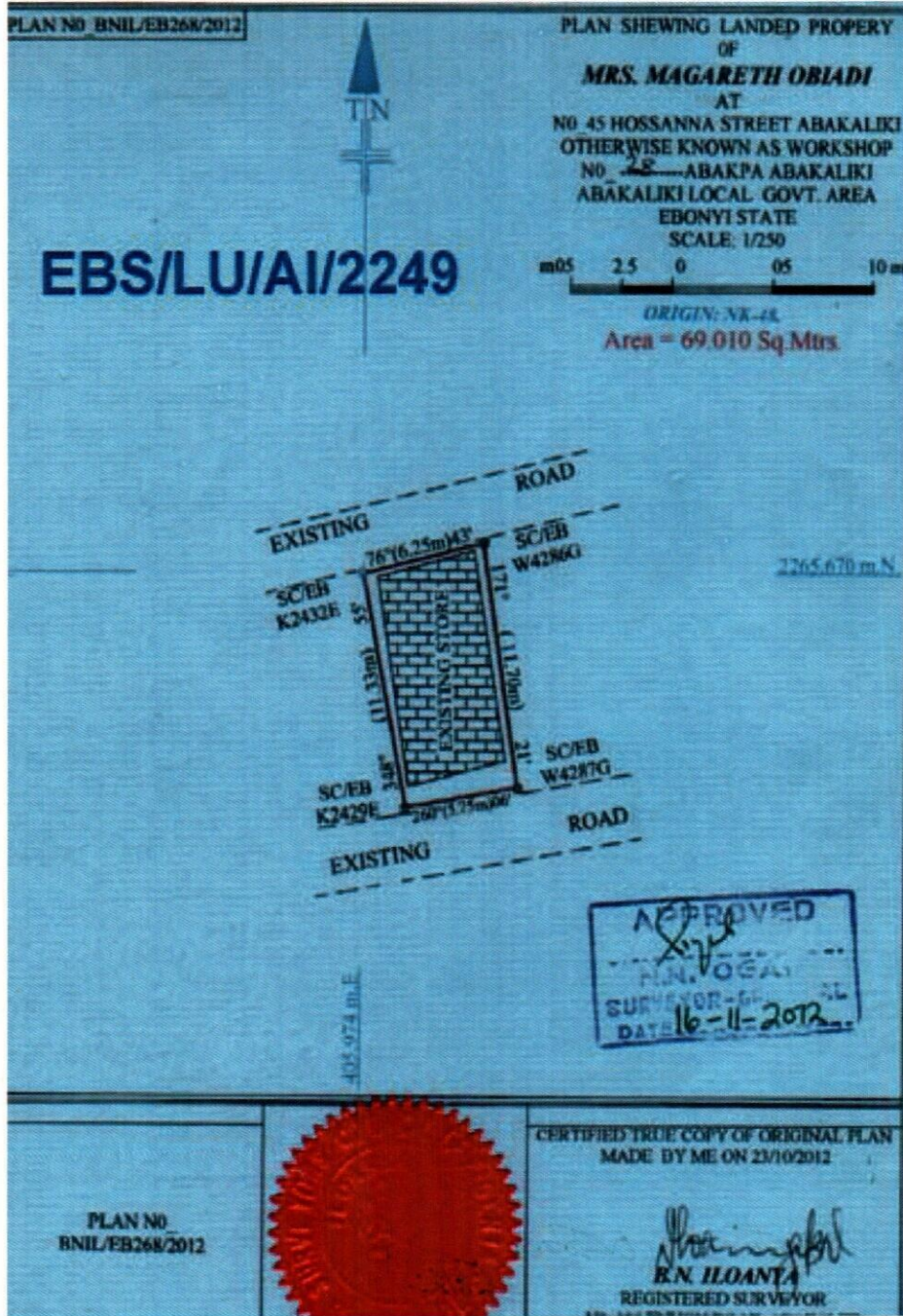
Title Holder: MAGARETH MGBOYE OBIADI

Old File Number: EBS/LU/AI/2249 New File Number: PAL/5438

Survey Plan No: BNIL/EB268/2012

Property Description: LAND AT NO 45 HOSSANNA STREET, OTHERWISE KNOWN AS WORKSHOP NO 28 ABAKPA ABAKALIKI.

NIGERIA One hundred naira STAMP DUTIES



REGISTRAR AREA SIGN EBONYI

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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

This instrument was delivered for registration at 11:45 O'Clock in the FORENOON on 25th July, 2013 and registered as No 44 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

REGISTRAR AREA SIGN EBONYI

CERTIFIED TRUE COPY REGISTRAR OF DEEDS



PAL/5438
10/12/2013



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/5438

MRS MAGARETH OBIADI

**NO 45 HOSSANNA STREET, OTHERWISE
KNOWN AS 28 ABAKPA ABAKALIKI** **ABAKALIKI**

All that parcel of land belonging in the

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

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

BNIL/EB 268/2012 (Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked **SCEBK 2432E** the coordinates of which are:

2265.670 Metres North and **405.974** Metres East 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	
		Degree	Minute (')	Length	To
	SCEBK 2432E	76	43	6.25	SCEBW 4286G
	SCEBW 4286G	171	21	11.70	SCEBW 4287G
	SCEBW 4287G	260	06	5.75	SCEBK 2429E
	SCEBK 2429E	348	55	11.33	SCEBK 2432E
			THE	STARTING	POINT

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

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FOR SURVEYOR - GENERAL
EBONYI STATE OF NIGERIA
