

No. 0002359 July/213/073



EB5/LWA/2252

EBONYI STATE OF NIGERIA

No. 14

Vol: 263

PAGE 14

Certificate of Occupancy

LDR No:.....

File No: PAL/5470

This is to certify that EMEH-OMERI BERNARD EDEH of NO 1 NWOFFIA CRESCENT,EDDA ECHARA ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT OHATEKWE VILLAGE AGALEGU,ISHIEKE IN EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB560/2010 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: N1355.00 (ONE THOUSAND THREE HUNDRED AND FIFTY-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: 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 5th day of May 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 [Signature] Signature of Witness [Signature]

Name of Witness UGBALA SUNDAY J. Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI Glosny



Title Holder: EMEH-OMERI BERNARD EDEH

Old File Number: EBS/LU/AI/2252 New File Number: PAL/5470

Survey Plan No: HT/EB560/2010

Property Description: LAND AT OHATEKWE VILLAGE AGALEGU,ISHIEKE IN EBONYI LOCAL GOVERNMENT AREA OF EBONYI STATE

NIGERIA
One hundred
STAMP DUTIES



REGISTRAR
AF
SIR
E...

REGISTRAR
AF
SIR
E...

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) Ogoya M.O.
Commissioner For Stamp Duties
9239537OF24/05/13

This instrument was delivered for registration at 15:4 O'Clock in the AFTERNOON on 25th July, 2013 and registered as No 14 at page 14 Volume 263 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]
Registrar of Deeds

REGISTRAR
AF
SIR

CERTIFIED TRUE COPY
[Signature]
REGISTRAR OF DEEDS



Ch...
6/8/2014



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/5470

MR. EMEH OMERI BENARD E.

All that parcel of land at OHATEKWE ISHIEKE in the EBONYI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 1353.518 Square Meters shown on Ebonyi State of Nigeria Survey Plan No. HT/EB 560/2010 (Tracing No:.....) the boundaries of which are described below.

Starting at concrete pillar marked SC/EBK 9274 B the coordinates of which are: 260959.534 Meters North and 621126.911 Meter East of a concrete pillar marked NIG. NAT. the Origin of NATIONAL ZERO 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(^o)	Minute(')	Length	To
	SC/EBK 9274 B	232 ^o	11'	31.70m	SC/EBK 9275 B
	SC/EBK 9275 B	312 ^o	03'	43.90m	SC/EBK 2030 E
	SC/EBK 2030 E	57 ^o	26'	31.19m	SC/EBK 659 B
	SC/EBK 659 B	163 ^o	35'	15.40m	SC/EBK 658 B
	SC/EBK 658 B	94 ^o	57'	31.99m	SC/EBK 657 B
	SC/EBK 657 B	197 ^o	41'	11.15m	SC/EBK 9274 B

THE STARTING POINT

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

[Signature]
For Surveyor-General
Ebonyi State of Nigeria

ELIMS[®] BEACON CAPTURE TEMPLATE (Main Page)