Nº 0002410



EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:....

File No: PAL/5948

This is to certify that CHUKWUGOZIE ANTHONY OKAFOR of AKABOR VILLAGE MBAUKWU, AWKA SOUTH LOCAL GOVERNMENT, ANAMBRA STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT AT ONYIKWA VIILLAGE NDUFU ALIKE IKWO,IKWO LOCAL GOVERNMENT AREA, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. LMS/EB 070/2013 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2014 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: N1,730.00 (ONE THOUSAND SEVEN HUNDRED AND THIRTY 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) 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/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 (NOT APPLICABLE)

(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

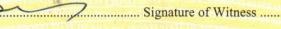
(j) To pay with or without demand on the first day of January of each year the rent reserved in these presents or any other rent as may be revised in future.

....day of....

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





Name of Witness LIGHLINGEA RITA Occupation of Witness CINIL SERVANT



Address MIMISTR-1 OF LANDS SURVEY AND HOUSING ABACALICI



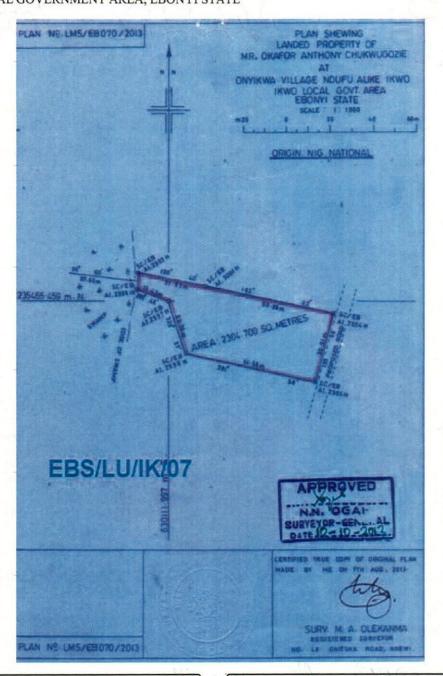
Title Holder: CHUKWUGOZIE ANTHONY OKAFOR

Old File Number: EBS/LU/IK/07 New File Number: PAL/5948

Survey Plan No: LMS/EB 070/2013

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DUTIES



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

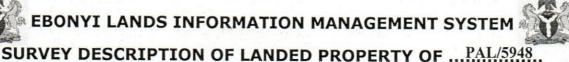
Commissioner For Stamp Duties RCR NO 0297433 OF 7/10/2013 This instrument was delivered for registration at 13:38 Clock in the AFTERNOON on 10th March 2014 and registered as No 3 at page 3 Volume 272 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED TRUE CONTRACTOR DEEDS TRACTOR

REC

24/6/014



MR. OKAFOR ANTHONY CHUWKUGOZIE

that parcel of land at ONYIKWA VILLAGE NDUFU ALIKE. in the IKWO tocal Government Area of the Ebonyi State of Nigeria, containing an area of approximately....2304.700 Square Meters shown on bonyi State of Nigeria Survey Plan No. LMS/EB 070/2013 (Tracing No:) the boundaries of which are described below. Starting at concrete pillar marked SC/EBAI 2997H the coordinates of which are: 235465.459 Meters North and 630111.997 Meter East of a concrete surveys. The boundaries run in straight lines the bearings and lengths of which are as follows:

			Bearing	Length	s in: M
S/N	From	Degree(⁰) Min		ute(') Length To	
	SC/EBAI 2997H	289º	46′	15.43m	SC/EBAI 2998H
	SC/EBAI 299H	06°	00'	07.66m	SC/EBAI 2999H
DEAL	SC/EBAI 2999H	1000	40'	31.63m	SC/EBAI 3000H
S.	SC/EBAI 3000H	1020	02'	60.88m	SC/EBAI 2994H
10	SC/EBAI 2994H	1950	56'	30.51m	SC/EBAI 2995H
	SC/EBAI 2995H	281°	58′	61.58m	SC/EBAI 2996H
3	SC/EBAI 2996H	3390	37'	23.76m	SC/EBAI 2997H
			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)