

AM/SUR/NO/29/5/2015/EBS4

No. 0003623



EBONYI STATE OF NIGERIA

Mar/122/014

EBS/LU/IK/12.

Certificate of Occupancy

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LDR No: No. 1

Vol: 280

File No: PAL/5977

This is to certify that BLESSED MARTINS INTERNATIONAL COLLEGE LIMITED. of NO 153 AFIKPO ROAD, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT OHATEKWE AMAGU IKWO IN IKWO LOCAL GOVERNMENT AREA described in the Schedule and more particularly marked and delineated in the PLAN NO. COS/EB149/2014 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: N15,980.00 (FIFTEEN THOUSAND NINE HUNDRED AND EIGHTY 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: INSTITUTIONAL

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 15th day of May 2015

ARC. NWOCHA 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.

The Common seal of the within named BLESSED MARTINS INTERNATIONAL COLLEGE LIMITED. was hereunto affixed in the presence of: -

[Signature]

Director



[Signature]

Secretary

28/5/15



Title Holder: BLESSED MARTINS INTERNATIONAL COLLEGE LIMITED.

Old File Number: EBS/LU/IK/12 New File Number: PAL/5977

Survey Plan No: COS/EB149/2014

Property Description: LAND AT OHATEKWE AMAGU IKWO IN IKWO LOCAL GOVERNMENT AREA



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) Ogey, m-o
Commissioner For Stamp Duties

This instrument was delivered for registration at 13:50 O'Clock in the AFTERNOON on 11th March, 2014 and registered as No 1 at page 1 Volume 280 of the Ministry of Lands Registry in the Office at Abakaliki

Registry of Deeds stamp with signature and 'Registrar of Deeds' text.

CERTIFY TRUE COPY
REGISTRAR OF DEEDS



Handwritten signature and date 28/5/15



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/5977

BLESSED MARTINS INTERNATIONAL COLLEGE

All that parcel of land at OHATEKWE AMAGU COMMUNITY in the IKWO

Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 31954.214 Square Meters shown on Ebonyi State of Nigeria

Survey Plan No. COS/EB 149/2014 (Tracing No:.....) the

boundaries of which are described below.

Starting at concrete pillar marked SC/EB 18610 AD the coordinates of which are:

669002.034 Meters South and 401781.301 Meter West of a concrete pillar marked

UTM 32 (N) 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(⁰)	Minute(')	Length	To
	SC/EB 18610 AD	260 ⁰	51'	35.10m	SC/EBI 8611 AD
	SC/EBI 8611 AD	222 ⁰	36'	56.75m	SC/EBI 8612 AD
	SC/EBI 8612 AD	180 ⁰	59'	9.25m	SC/EBI 8613 AD
	SC/EBI 8613 AD	279 ⁰	07'	52.75m	SC/EBI 8614 AD
	SC/EBI 8614 AD	341 ⁰	11'	94.10m	SC/EBI 8615 AD
	SC/EBI 8615 AD	83 ⁰	05'	25.30m	SC/EBH 6224 AD
	SC/EBH 6224 AD	356 ⁰	03'	18.60m	SC/EBH 6225 AD
	SC/EBH 6225 AD	322 ⁰	14'	77.45m	SC/EBH 6226 AD
	SC/EBH 6226 AD	53 ⁰	46'	38.10m	SC/EBH 6227 AD

S/N	From	Bearing		Lengths in: M	
		Degree(⁰)	Minute(')	Length	To
	SC/EBH 6227 AD	142 ⁰	28'	95.62m	SC/EBH 6228 AD
	SC/EBH 6228 AD	56 ⁰	57'	44.25m	SC/EBH 6229 AD
	SC/EBH 6229 AD	103 ⁰	39'	83.28m	SC/EBW 4945 F
	SC/EBW 4945 F	77 ⁰	17'	90.72m	SC/EBW 4946 F
	SC/EBW 4946 F	174 ⁰	50'	77.30m	SC/EBW 4947 F
	SC/EBW 4947 F	254 ⁰	19'	30.07m	SC/EBW 4948 F
	SC/EBW 4948 F	172 ⁰	32'	51.02m	SC/EBW 4949 F
	SC/EBW 4949 F	255 ⁰	52'	67.40m	SC/EBW 4950 F
	SC/EBW 4950 F	350 ⁰	13'	46.00m	SC/EBI 8609 AD
	SC/EBI 8609 AD	293 ⁰	29'	30.20m	SC/EBI 8610 AD

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