Nº 0002511 April/162/014



EBS/LUIAN/2432

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:

File No: PAL/6046

This is to certify that NWOGHA FRIDAY MOSES of NO 14 NISE STREET AZUIYIOKWU ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT AMIKE-ABA VILLAGE IN EBONYI LOCAL GOVERNMENT AREA described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB45/2012 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: N600.00 (SIX HUNDRED 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 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 NN/A (0.00)

(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...

ARC. NWOĞHA FRIDAY MOSES
COMMISSIONER FOR LANDS, SURVEY AND HOUSING EBONYI STATE OF NIGERIA

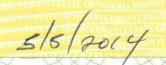
(By virtue of Powers to grant Certificate of Occupancy and Right of Occupancy delegated to him by the Governor, under Section 4(a) and (b) of the Land Use Edict (now Law) No.2 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act No.6 of 1978.

Signature of Holder / Holders

Signature of Witness

Name of Witness ULBALA SUNDAY J Occupation of Witness CIVIL SERVICE

Address MINISTRY OF LANDS, SURVEY AND HOUSING, ABAUALIKI





Title Holder: NWOGHA FRIDAY MOSES

Old File Number: EBS/LU/AI/2432 New File Number: PAL/6046

Survey Plan No: HT/EB45/2012

Property Description: LAND AT AMIKE-ABA VILLAGE IN EBONYI LOCAT

GOVERNMENT AREA









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

Commissioner For Stamp Duties 0124495 This instrument was delivered for registration at 12:28 O'Clock in the AFTERNOON on 15th April, 2014 and registered as No 55 at page 55 Volume 215 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds





A1946 5/8/2014





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6046

NWOGHA FRIDAY MOSES

	All that parcel of land at - AMIKE-ABA VILLAGE in the	EBONYI						
TO X	local Government Area of the Ebonyi State of Nigeria, containing an Are	a of approximate	ely					
	598.359 Square Metres shown on Ebonyi State of Nigeria	Survey Plan N	10.					
city conservation from	HT/EB45/2012 (Tracing No.) t	he					
Si	Soundaries of which are described below.							
YI	Starting at concrete pillar marked - SC/EBAA2218F the coordi	nates of which ar	e:					
260057.931 Metres North and 626803.205 Metres East of a concrete pillar marked								
	NIG. NAT. the origin of NAT. ZERO cadastral surveys.	The boundaries ru	ın					
	in straight lines the bearings and lengths of which are as follows:)WS:						

		В	earing	Lengths in: I	M
S/N	From	Degree (°)	Minute (')	Length	То
	SC/EBAA2218F	84	24	30.32	SC/EBAA2217F
E.	SC/EBAA2217F	191	00	15.60	SC/EBK5446B
-00	SC/EBK5446B	255	00	10.70	SC/EBK5447B
TE /	SC/EBK5447B	235	00	13.50	SC/EBK5448B
//	SC/EBK5448B	259	00	10.30	SC/EBK5449B
	SC/EBK5449B	09	50	25.20	SC/EBAA2218F
		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

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