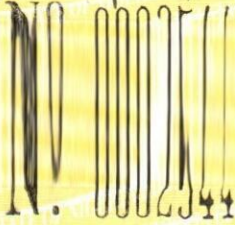


APR/299/04

EBS/14/1K/13



EBONYI STATE OF NIGERIA

No. 14

Vol. 198

PAGE 14

Certificate of Occupancy

LDR No:.....

File No: PAL/6248

This is to certify that NWAFOR ACHI CELESTINE of EKE AMAGU IKWO, IKWO LOCAL GOVERNMENT AREA, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT AT EKE AMAGU LAYOUT IKWO, IKWO LOCAL GOVERNMENT AREA, EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. DA/EB 196/2013 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: N1,930.00 (ONE THOUSAND NINE 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 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 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.

GIVEN under my hand this 20th 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]

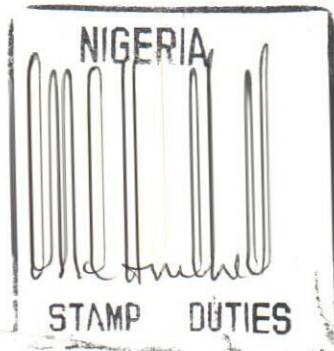
Name of Witness UGWUMBA RIFA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS, SURVEY AND HOUSING ABAKALIKI

19/6/04



Title Holder: NWAFOR ACHI CELESTINE



Old File Number: EBS/LU/IK/13 New File Number: PAL/6248

Survey Plan No: DA/EB 196/2013

Property Description: PLOT AT EKE AMAGU LAYOUT IKWO, IKWO LOCAL GOVERNMENT AREA, EBONYI LOCAL GOVERNMENT AREA, EBONYI STATE



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) Ogayi M.O. Commissioner For Stamp Duties rcr no 0288100 of 13/12/13

This instrument was delivered for registration at 13:59 O'Clock in the AFTERNOON on 24th April, 2014 and registered as No 14 at page 14 Volume 198 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

CERTIFIED TRUE COPY REGISTRAR OF DEEDS



Handwritten signature and date 19/6/14


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6248
ENGR NWAFOR CELESTINE'S
BELONGING TO ENGR NWAFOR CELESTINE

All that parcel of land _____ in the IKWO

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

1928.007 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

DA/EB 196/2013 (Tracing No. _____) the

boundaries of which are described below.

Starting at concrete pillar marked EBS 6468A the coordinates of which are:

4481.000 Metres South and 201.275 Metres West of a concrete pillar marked

AS 96510 the origin **LOCALLY BASED ON** 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
	EBS 6468A	60	55	18.53M	EBS 6469A
	EBS 6469A	101	20	22.60M	EBS 6470A
	EBS 6470A	225	00	10.51M	AS 96519
	AS 96519	226	01	43.30M	AS 96520
	AS 96520	290	00	48.60M	EBS 6466A
	EBS 6466A	37	20	30.31M	EBS 6467A
	EBS 6467A	105	49	28.60M	EBS 6468A

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
