Je8/141/012



EBS/Lu/A1/1631

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:....

File No: PAL/627

This is to certify that OGAH ENOSHI UDU MARY of NO 1 FIDELIS OGAH STREET G. R. A ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT OHATEKWE AGALEGU ISHIEKE IZZI IN EBONYI LOCAL GOVERNMENT AREA. OF EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 218/2009 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2012 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: N1,760.00 (ONE THOUSAND SEVEN HUNDRED AND SIXTY 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 hereafter thereon for any purpose other than

(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.

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 DEPUTY DIRECTOR LAND 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

(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...

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 of Witness

T. C Occupation of Witness CAVIL SERVICE

Name of Witness ONFLE

.day of A

MINISTRY OF LANDS, SURVEY AND HOUSING, ABAKALIKI

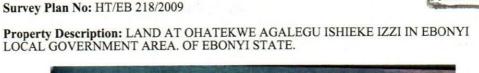
08/06/012



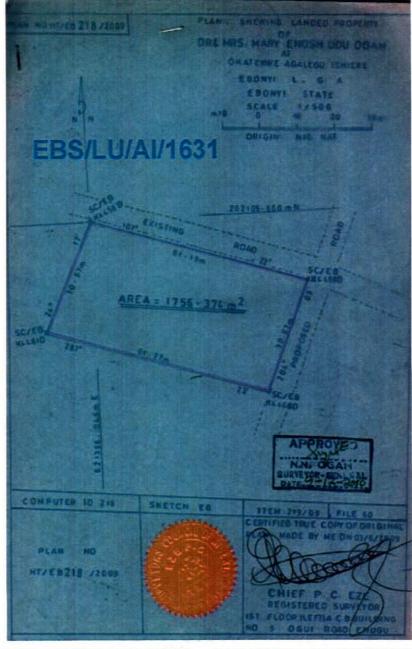
Title Holder: OGAH ENOSHI UDU MARY

Old File Number: EBS/LU/AI/1631 New File Number: PAL/627

Survey Plan No: HT/EB 218/2009







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) OBASI · B. O

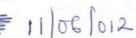
Commissioner For Stamp Duties RCR NO 00751631 OF 4/01/011

This instrument was delivered for registration at 13:30 O'Clock in the AFTERNOON on 24th February, 2012 and registered as No 28 at page 28 Volume 195 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds















SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/627

A	ОН	ATEKWE AGALEG	U ISHIEKE	in the	EBONYI
tnat pa	ircel of land at			in the	
al Gov 756.37		Ebonyi State of Nig	eria, containing	an Area of a	approximately
		s shown on Ebon	yi State of N	ligeria Surve	ey Plan No.
	HT/EB218/2009	Tracing	No		the
ındarie	s of which are describ	ed helow.			
rting at	t concrete pillar mark	ed - SCEBK4458D) th	e coordinates	of which are:
62105.	860 Metres North	and 621386.046 Metr	res East of a	concrete p	oillar marked
		of NATIONAL ZER			
			*	arveys. The b	oundaries run
	I to the second				
straignt	lines the bearings an	d length of which are	as follows:		
straignt	lines the bearings an			Lenaths	in: M
straight S/N	lines the bearings an		aring	Lengths Length	in: M To
		Ве	aring	_	
	From	Be Degree (°)	aring Minute (`)	Length	То
		Ве	aring	_	
	From SCEBK4458D	Be Degree (°)	aring Minute (')	Length 61.19	To SCEBK4459D
	From	Be Degree (°)	aring Minute (`)	Length	То
	From SCEBK4458D SCEBK4459D	Be Degree (°)	aring Minute (') 22 08	Length 61.19 30.67	SCEBK4459D
	From SCEBK4458D	Be Degree (°)	aring Minute (')	Length 61.19	To SCEBK4459D
	From SCEBK4458D SCEBK4459D SCEBK4460D	Be Degree (°) 107 204	aring Minute (') 22 08	Length 61.19 30.67 61.27	SCEBK4459D SCEBK4460D SCEBK4461D
	From SCEBK4458D SCEBK4459D	Be Degree (°)	aring Minute (') 22 08	Length 61.19 30.67	SCEBK4459D

for Surveyor General

Ebonyi State of Nigeria

ELIMS® Beacon Capture Template (Main Page)