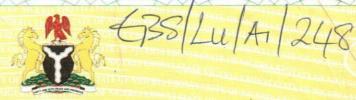
Nº 0002459



EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:....

File No: PAL/6407

This is to certify that NDUBUISI HILARY AKWUOBI of NO.17 JEMENI STREET ABAKALIKI (hereinafter called the holder/ holders) is/are granted a right of occupancy in respect of LAND AT NTEZI-ABA NKALIKI IZZI, ABAKALIKI IN EBONYI LOCAL GOVERNMENT AREA described in the Schedule and more particularly marked and delineated in the PLAN NO. LMS/ EB072/2013 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: N930.00 (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.

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.

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

Occupation of Witness CIVIL SERVICE

SWEY LANDS,

18/5/014



Title Holder: NDUBUISI HILARY AKWUOBI

Old File Number: EBS/LU/AI/2488 New File Number: PAL/6407

Survey Plan No: LMS/EB072/2013

Property Description: LAND AT NTEZI-ABA NKALIKI IZZI, ABAKALIKI IN EBONYI 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.

Commissioner For Stamp Duties

This instrument was delivered for registration at 14:13 O'Clock in the AFTERNOON on 15th April, 2014 and registered as No 72 at page 72 Volume 275 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds

0288222 OF 9/1/2014





(....)



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6407

NDUBUISI HILARY AKWUOBI

that parcel of land atNTEZI-ABA NKALIKI IZZI
927.115 Square Metres shown on Ebonyi State of Nigeria, containing an Area of approximately LMS/EB072/2013 (Tracing No.) the boundaries of which are described below.
Starting at concrete pillar marked SC/EBAI3189H 258519.162 Metres North and 624539.306 Metres East of a concrete pillar marked NIG. NAT the origin of NAT. 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 (°)	Minute (')	Length	To
3	SC/EBAI3189H	56	======== 27	13.95	==========
	SC/EBAI3190H	40	33	24.89	SC/EBAI3190H
				24.09	SC/EBAI3186H
1	SC/EBAI3186H	139	03	31.87	SC/EBAI3187H
	SC/EBAI3187H	246	54	43.20	SC/EBAI3188H
	SC/EBAI3188H	328	08	16.96	SC/EBAI3189H
0.00	y beacons are concret	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