

Mar/19/2015

Nº 0003067



EB5/LUL/A/2855

EBONYI STATE OF NIGERIA

No. 67

A/SUR/NO/61/6/2015/EB59
Vol: 148

PAGE 67

Certificate of Occupancy

LDR No:.....

File No: PAL/9025

This is to certify that **BEATRICE MENANKITI** of 26 NKWOGU STREET, **ABAKALIKI** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **LAND AT WORKSHED NO 79 IN GUNNING ROAD ABAKPA LAYOUT, ABAKALIKI** described in the Schedule and more particularly marked and delineated in the **PLAN NO. SV/EB184/2013** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2015** 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: **N100.00 (ONE 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: **COMMERCIAL**

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 tenatable 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 21st day of May 2015

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) N0.2 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act No.6 of 1978.

Signature of Holder / Holders **B.O MENANKITI** Signature of Witness

Name of Witness **Chanchuan Idor** Occupation of Witness **Civil Servant**

Address **Ministry of Lands, Survey & Housing, Abakaliki**

12/6/2015



29/9/2015

Title Holder: BEATRICE MENANKITI

Old File Number: EBS/LU/AI/2855 New File Number: PAL/9025

Survey Plan No: SV/EB184/2013

Property Description: LAND AT WORKSHED NO 79 IN GUNNING ROAD ABAKPA LAYOUT, ABAKALIKI

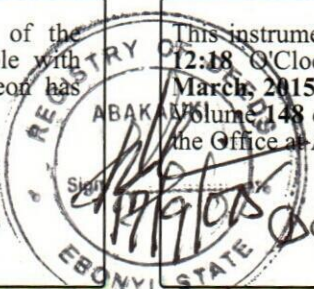
NIGERIA
One hundred
four
STAMP DUTIES



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.

Csgd Oganyi, m.d.
Commissioner For Stamp Duties

This instrument was delivered for registration at 12:18 O'Clock in the AFTERNOON on 6th March, 2015 and registered as No 67 at page 67 Volume 143 of the Ministry of Lands Registry in the Office at Abakaliki



Registrar of Deeds

CERTIFY TRUE COPY
Csgd
REGISTRAR OF DEEDS



6/8/15



ELIMS[®] Beacon Capture Template (Main Page)
EBONYI STATE INFORMATION MANAGEMENT SYSTEM
SURVEY DESCRIPTION OF LANDED PROPERTY OF _____

BEATRICE .O MENANKITI

All that parcel of land at **WORKSHOP NO 79 IN GUNNING ROAD ABAKALIKI L.G.A EBONYI STATE EBONYI** in the _____
 Local Government Area of the Ebonyi State of Nigeria, containing an Area of
 approximately **47.932** Square Meters shown on Ebonyi State of
 Nigeria survey Plan No **SV/EB184/2013** (Tracing No: _____) the
 boundaries of which are described below.

Starting at concrete pillar marked **SC/EBH5224AC** the coordinates of which are:
309.587 Meters North and **2004.084** Meter East of Concrete Pillar marked -
NK 48 the Origin of **ABAKALIKI** Cadastral Surveys.

The boundaries run in straight lines the bearings and lengths of which are as follows

S/N	From	Bearing Degree (°)	Minutes (')	Lengths in: M Length	TO
	SC/EBH5224AC	39°	36'	8.00m	SC/EBH5225AC
	SC/EBH5225AC	129°	34'	6.62m	SC/EBH5226AC
	SC/EBH5226AC	224°	12'	7.20m	SC/EBH5227AC
	SC/EBH5227AC	301°	48'	6.10m	SC/EBH5224AC

THE STARTING POINT

All property beacons are concrete pillars, all bearing and lengths approximate and all bearings are referred to National/True North.

.....
[Signature]
For Surveyor-General
Ebonyi State of Nigeria

