

No: 0003436



CBS/LU/A/2823

EBONYI STATE OF NIGERIA

Apr/16 3/015  
No. 7

A/SUR/NO/139/6/2015/CBSG  
Vol: 205  
PAGE 7

Certificate of Occupancy

LDR No:.....

File No: PAL/9092

This is to certify that WATCHMAN CATHOLIC CHARISMATIC RENEWAL MOVEMENT, AAN EVANGELISTIC ARM OF THE VOICE OF THE LAST DAYS MINISTRY INCORPORATED of NO 29 TAFAWA BALEWA CRESENT SURULERE LAGOS, LAGOS STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of NO 7/13 WATCHMAN STREET, ABAKALIKI (OZIBO) EBONYI L G A described in the Schedule and more particularly marked and delineated in the PLAN NO. AGS/EB135/2013 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: N3830.00 (THREE THOUSAND EIGHT HUNDRED AND THIRTY NAIRA ONLY) 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: RELIGIOUS

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 (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 27th 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) 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 .....

RAPHEAL IROABUCHI NGWOKE  
DIOCESAN PASTOR

LINUS ARINZE  
TRUSTEE

Name of Witness ..... Occupation of Witness .....

Address .....



25/08/075

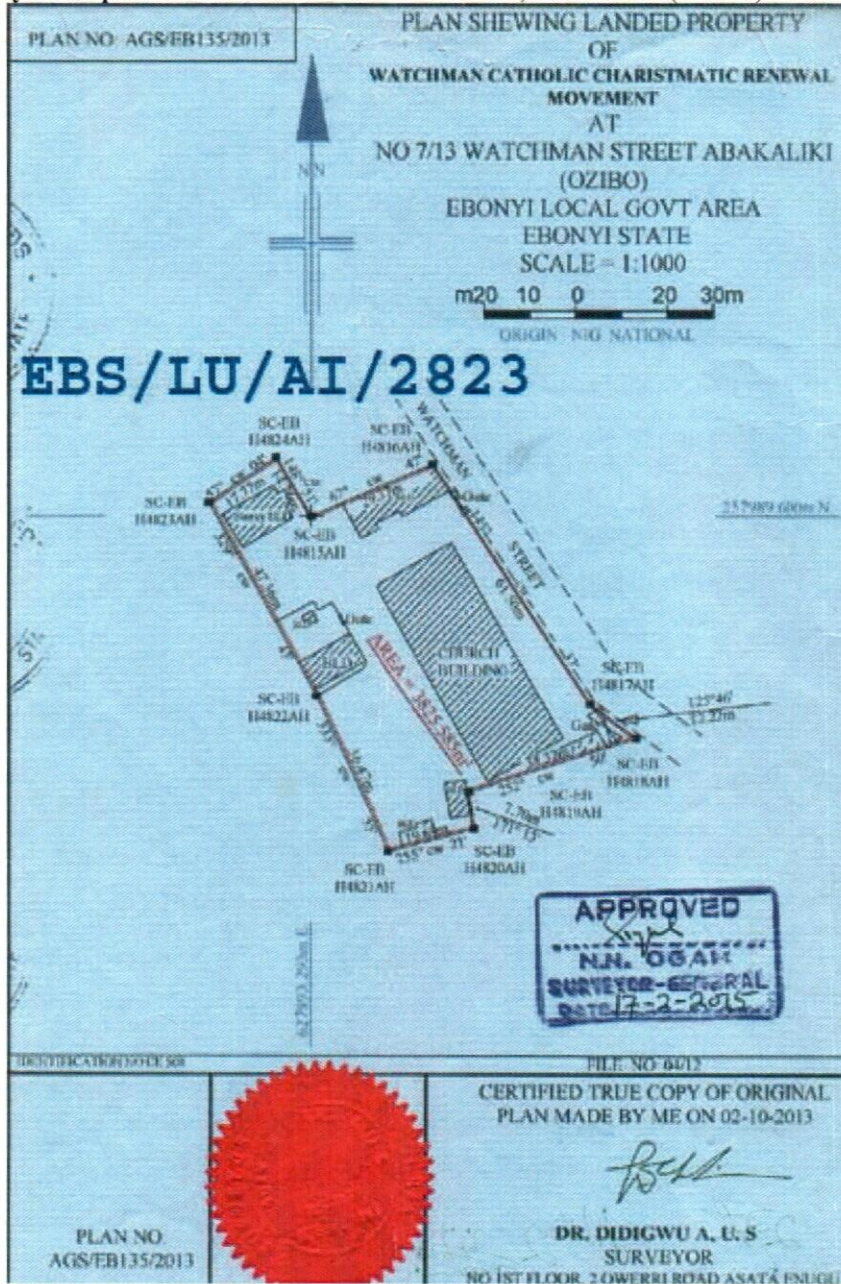
**Title Holder:** WATCHMAN CATHOLIC CHARISMATIC RENEWAL MOVEMENT, NIGERIA  
 EVANGELISTIC ARM OF THE VOICE OF THE LAST DAYS MINISTRY  
 INCORPORATED

Stamp: NIGERIA  
 One hundred  
 Naira  
 STAMP DUTIES

**Old File Number:** EBS/LU/AI/2823 **New File Number:** PAL/9092

**Survey Plan No:** AGS/EB135/2013

**Property Description:** NO 7/13 WATCHMAN STREET, ABAKALIKI (OZIBO) EBONYI L



REGISTRY  
 AB  
 Sign ...  
 EBONYI

REGISTRY  
 ABAKA  
 Sign .....  
 EBONYI

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.

This instrument was delivered for registration at 15:30 O'Clock in the AFTERNOON on 27th April, 2015 and registered as No 7 at page 7 Volume 205 of the Ministry of Lands Registry in the Office at Abakaliki

*[Signature]*  
 Commissioner For Stamp Duties

*[Signature]*  
 Registrar of Deeds

CERTIFY TRUE COPY  
*[Signature]*  
 REGISTRAR OF DEEDS



*[Signature]*  
 06/07/15


**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**

**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/9092**
**WATCHMAN CATHOLIC CHARISMATIC RENEWAL MOVEMENT**


All this parcel of land at **NO 7/13 WATCHMAN STREET, ABAKALIKI** in the **EBONYI**

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

**3825.585** Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

**AGS/EB 135/2013**

(Tracing No. \_\_\_\_\_) the

boundaries of which are described below.

Starting at concrete pillar marked **SCEBH4815AH** the coordinates of which are:

**257989.600** Metres North and **627893.293** Metres East of a concrete pillar marked

**NIGERIA NATIONAL**

**NATIONAL ZERO**

the origin of \_\_\_\_\_ 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
	SCEBH4815AH	670	47	29.37	SCEBH4816AH
	SCEBH4816AH	145	37	61.50	SCEBH4817AH
	SCEBH4817AH	125	46	12.22	SCEBH4818AH
	SCEBH4818AH	252	50	18.32	SCEBH4819AH
	SCEBH4819AH	171	13	7.70	SCEBH4820AH
	SCEBH4820AH	255	21	19.69	SCEBH4821AH
	SCEBH4821AH	333	55	36.47	SCEBH4822AH
	SCEBH4822AH	329	43	47.36	SCEBH4823AH
	SCEBH4823AH	57	04	17.77	SCEBH4824AH
	SCEBH4824AH	148	51	14.76	SCEBH4815AH

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

*T. C. White*

for Surveyor-General

EBONYI STATE OF NIGERIA

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