

No 0003104

May/8/2015

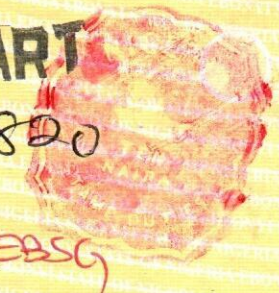


COUNTERPART

EB/SL/ML/A/2820

EBONYI STATE OF NIGERIA

AI SUR IN 400/1/2015/EB59



Certificate of Occupancy

PARCE 7

LDR No: No. 7

Vol: 354

File No: PAL/9230

This is to certify that EMMANUEL DIKE OBASI of ADOL AWAM AVENUE ABAKALIKI. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of ALL THAT PIECE OR PARCEL OF LAND SITUATE AT OBEGU NTEZI ABA IN OZIBO LOCAL GOVERNMENT AREA OF EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. CSS/EB143/2005 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: N440.00 (FOUR HUNDRED AND FOURTY 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 ONLY) 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 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 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

Name of Witness Nwokpor Budget O. Occupation of Witness Civil Servant

Address Ministry of Lands, Survey & Housing Abakaliki

4/11/15



13/11/15

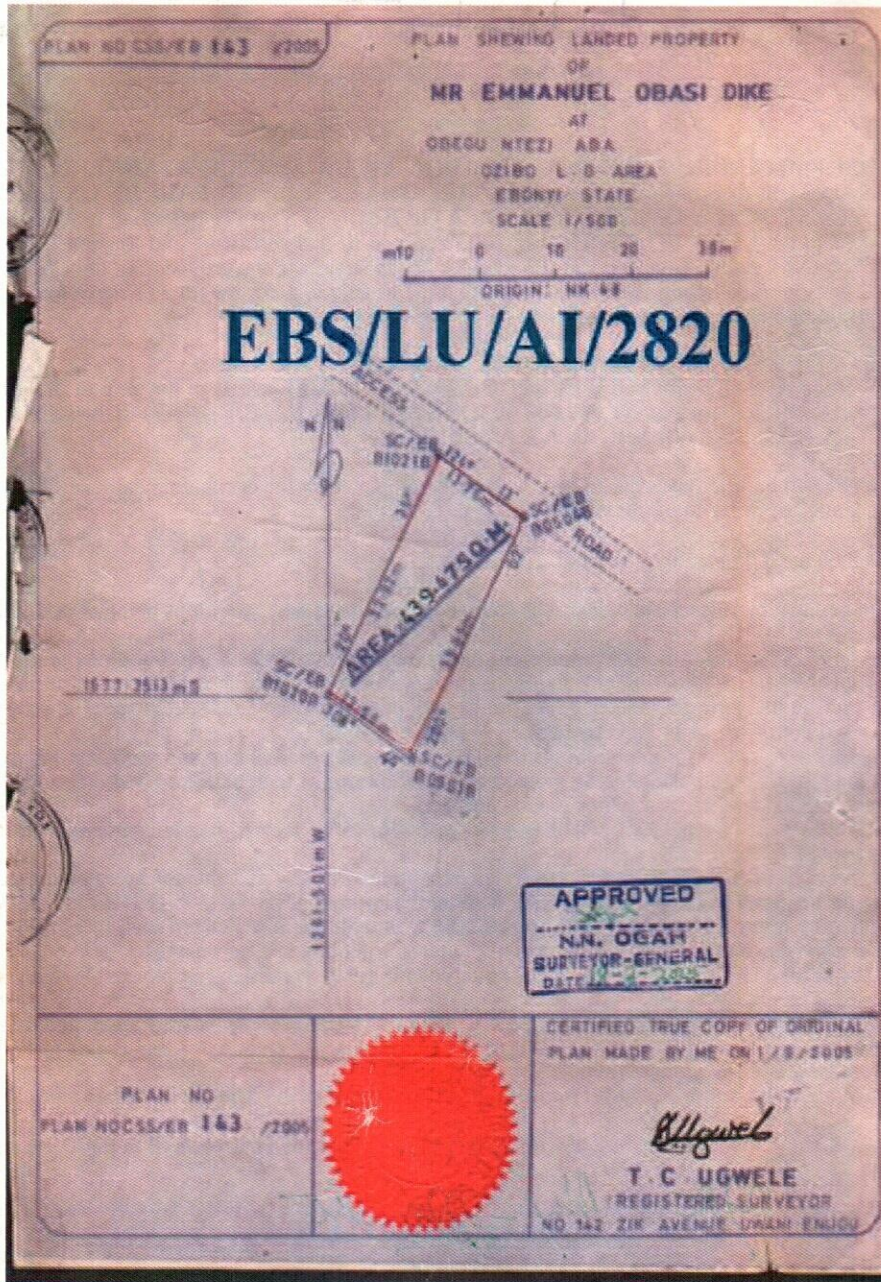
Title Holder: EMMANUEL DIKE OBASI

Old File Number: EBS/LU/AI/2820 New File Number: PAL/9230

Survey Plan No: CSS/EB143/2005

Property Description: ALL THAT PIECE OR PARCEL OF LAND SITUATE AT OBEGU NTEZI ABA IN OZIBO LOCAL GOVERNMENT AREA OF EBONYI STATE.

NIGERIA
one finished stamp
STAMP DUTIES



REGISTRY OF
ABAKALI
Sign
EBONYI

The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of NN100.00 and the duty thereon has been assessed accordingly.

uh 26/06/2015
Commissioner For Stamp Duties
022757 OF 05/03/015

This instrument was delivered for registration at 13:21 O'Clock in the AFTERNOON on 8th May, 2015 and registered as No 7 at page 7 Volume 354 of the Ministry of Lands Registry in the Office at Abakaliki

[Signatures]
Registrar of Deeds

REGISTRY OF
AP
Sign
EBONYI

CERTIFY TRUE COPY
[Signature]
REGISTRAR OF DEEDS



chuck 4/11/15



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF

MR. EMMANUEL OBASI DIKE

All that parcel of land along **OBEGU NTEZI ABA** in the **EBONYI**Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **439.47** Square Meters shown on Ebonyi State of NigeriaSurvey Plan No. **CSS/EB 143/2005** (Tracing No:.....) the

boundaries of which are described below.

Starting at concrete pillar marked **SC-EBB 1020 B** the coordinates of which are:**1677.351** Meters South and **1261.501** Meter West of a 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		Lengths in: M	
		Degree(⁰)	Minute(')	Length	To
	SC-EBB 1020 B	20 ⁰	35'	32.92m	SC-EBB 1021 B
	SC-EBB 1021 B	124 ⁰	13'	13.75m	SC-EBB 0504 B
	SC-EBB 0504 B	200 ⁰	02'	33.89m	SC-EBB 0503 B
	SC-EBB 0503 B	308 ⁰	40'	13.56m	SC-EBB 1020 B

THE STARTING POINT

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

[Signature]
 For Surveyor-General
 Ebonyi State of Nigeria