

No. 0003867

Many/39/1/25



EBS/LWA/2907

EBONYI STATE OF NIGERIA

AL/SOR/No/ 69/6/2015/EBSG
No. 71
Vol: 148
PAGE 71

Certificate of Occupancy

LDR No:.....

File No: PAL/9397

This is to certify that SANI MOHAMMED of 1 ADAZIENU STREET, ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT NO. 4 INYIMAGU LAYOUT, ABAKALIKI URBAN, ABAKALIKI L;OCAL GOVERNMENT AREA, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. CSC/EB158/2009 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.

22/6/15

- 1(a) RENT: N1,625.00 (ONE THOUSAND SIX HUNDRED AND TWENTY-FIVE 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 N0.00 (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 28th 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 ONELE, T. C Occupation of Witness CIVIL SERVICE

Address MIN. OF LANDS, SURVEY & HOUSING, ABAKALIKI

11/6/15



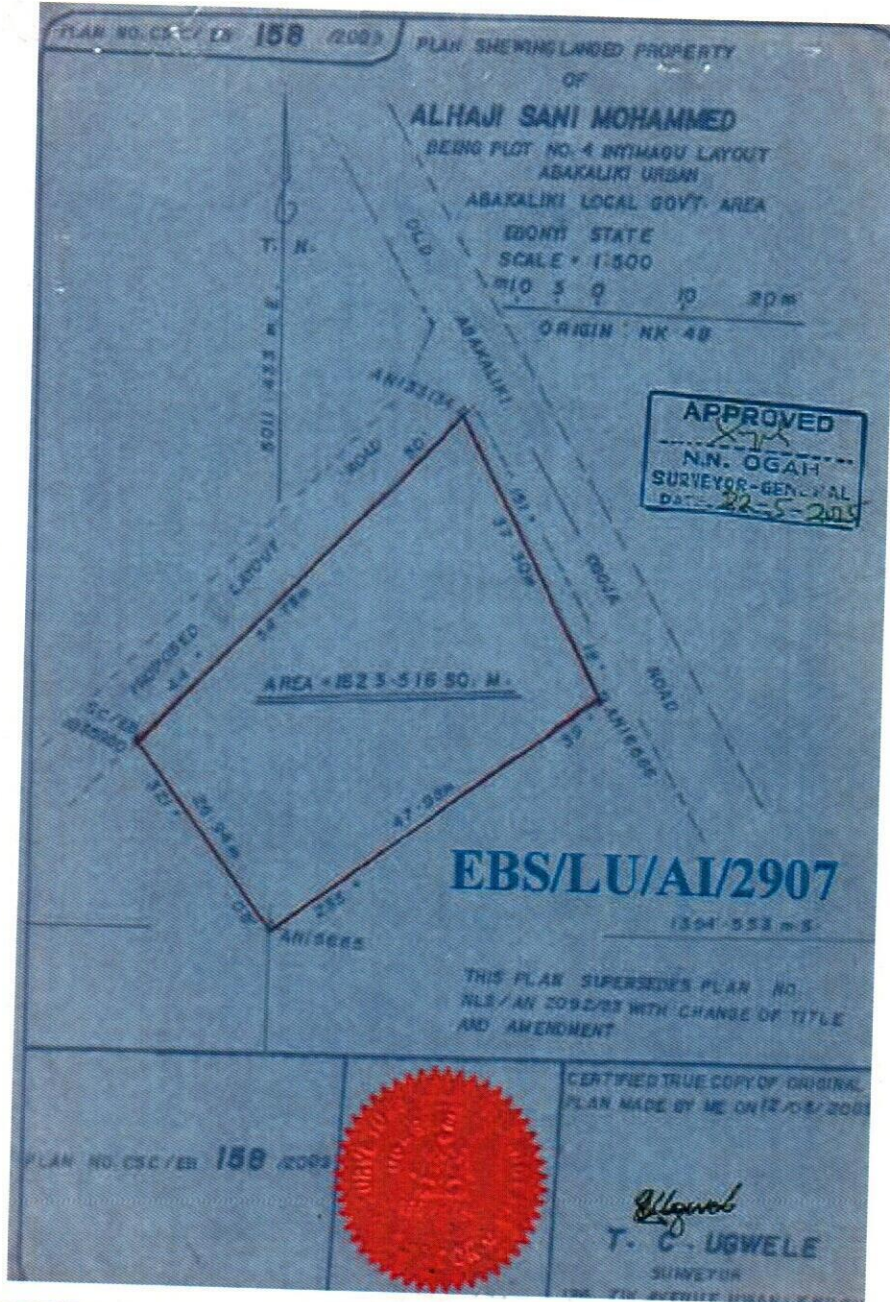
Title Holder: SANI MOHAMMED

Old File Number: EBS/LU/AI/2907 New File Number: PAL/9397

Survey Plan No: CSC/EB158/2009

Property Description: PLOT NO. 4 INYIMAGU LAYOUT, ABAKALIKI URBAN, ABAKALIKI LOCAL GOVT. AREA, EBONYI STATE

NIGERIA
one hundred
STAMP DUTIES

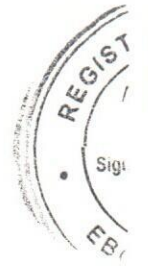


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(Sgd) Sani Mo.
Commissioner For Stamp Duties
030534 OF 27/5/15

This instrument was delivered for registration at 13:55 O'Clock in the AFTERNOON on 28th May, 2015 and registered as No 71 Volume 148 of the Ministry of Lands Registry in the Office at Abakaliki

REGISTRY OF DEEDS
ABAKALIKI
Sign *[Signature]*
Registrar of Deeds



CERTIFY TRUE COPY
REGISTRAR OF DEEDS



[Handwritten signature]

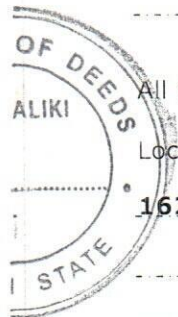


EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/9397

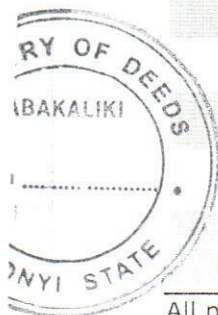
M
SANI MOHAMMED



All that parcel of land at PLOT NO. 4 INYIMAGU LAYOUT in the ABAKALI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 1623.516 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. CSC/EB 158/2009 (Tracing No. _____) the boundaries of which are described below.

Starting at concrete pillar marked A N 16665 the coordinates of which are: 1394.553 Metres North and 5011.433 Metres East of a concrete pillar marked NK 48 the origin of ABAKALI 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
	<u>AN 16665</u>	<u>321</u>	<u>08</u>	<u>26.94</u>	<u>SC/EBB3598D</u>
	<u>SC/EBB3598D</u>	<u>44</u>	<u>50</u>	<u>54.75</u>	<u>AN 33134</u>
	<u>AN 33134</u>	<u>151</u>	<u>18</u>	<u>37.30</u>	<u>AN 16666</u>
	<u>AN 16666</u>	<u>235</u>	<u>39</u>	<u>47.98</u>	<u>AN 16665</u>
			<u>THE</u>	<u>STARTING</u>	<u>POINT</u>



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

 for Surveyor-General
