Nº 0002009



CBS/Lu/A1/1199

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No:

File No: PAL/951

This is to certify that GEORGE EZEADI OKEKE of 12 OBIRI STREET, ABAKALIKI (hereinafter called the holder/holders) is/ are granted a right of occupancy in respect of LAND AT PLOT 12 BLOCK "F" NDIAGU LAYOUT ABAKALIKI described in the Schedule and more particularly marked and the PLAN NO. DA/EB 09/2010 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(NINE) year(NINE) and the provision of the LAND USE ACT. 1078 and 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: N825.00 (EIGHT HUNDRED 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: 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)

Nwone

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.

ARC. NWOGHA FRIDAY MOSES COMMISSIONER FOR LANDS, SURVEY AND HOUSING EBONYI STATE OF NIGERIA

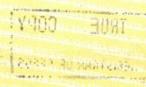
(By virtue of Powers to grant Certificate of Occupancy and Right of Occupancy delegated to him by the Governor, under Section 4(a) and (b) of the Land Use Edict (now Law) No.2 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act No.6 of 1978.

Signature of Holder / Holders ...

..... Signature of Witness

B. U. Occupation of Witness ...

17/2/013





Title Holder: GEORGE EZEADI OKEKE

Old File Number: EBS/LU/AI/1199 New File Number: PAL/951

Survey Plan No: DA/EB 09/2010

Property Description: LAND AT PLOT 12 BLOCK "F" NDIAGU LAYOUT ABAKALIKI





SIGN. SIGN.

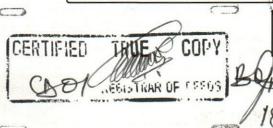
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The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(SGO) OBASI-B-O

Commissioner For Stamp Duties RCR NO 0039331 OF 23/9/2010 This instrument was delivered for registration at 16;3 O'Clock in the AFTERNOON on 8th November, 2012 and registered as No 33 at page 32 Volume 243 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds





18/7/013





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/951

GEORGE EZEADI OKEKE				
All that parcel of land at in the _ABAKALIKI				
Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately				
822.278 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. DA/EB 09/2010 (Tracing No				
Starting at concrete pillar marked SC-EBAA 9400D the coordinates of which are: 643.692 Metres South and 2411.437 Metres East of a concrete pillar marked				
NK 48 the o	rigin of ABAKA	LIKI	cadastral survey	s. The boundaries run
in straight lines the bearings and length of which are as follows:				
	Bea	ring	Lengths in: M	1
From		ring Minute (')		То
From				
From SC-EBAA 9400D				
	Degree (°)	Minute (')	Length	То
SC-EBAA 9400D	Degree (°)	Minute (')	Length	To SC-EBAA 9401D
SC-EBAA 9400D SC-EBAA 9401D SC-EBAA 9402D SC-EBAA 9403D	Degree (°) 60 155 234 183	Minute (') 47 25 14 10	Length 22.70 16.40 5.80 23.15	SC-EBAA 9401D SC-EBAA 9402D SC-EBAA 9403D SC-EBAA 9404D
SC-EBAA 9400D SC-EBAA 9401D SC-EBAA 9402D SC-EBAA 9403D SC-EBAA 9404D	Degree (°) 60 155 234 183 267	Minute (') 47 25 14 10 03	Length 22.70 16.40 5.80 23.15 20.70	SC-EBAA 9401D SC-EBAA 9402D SC-EBAA 9403D
SC-EBAA 9400D SC-EBAA 9401D SC-EBAA 9402D SC-EBAA 9403D	Degree (°) 60 155 234 183	Minute (') 47 25 14 10	Length 22.70 16.40 5.80 23.15	SC-EBAA 9401D SC-EBAA 9402D SC-EBAA 9403D SC-EBAA 9404D

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