

No 0001656



EB/SL/11/2113

Aug 19/12

EBONYI STATE OF NIGERIA

Handwritten: K/SUR/10/49/9/2012/EBSS
No. 82 Vol: 219 PAGE 82

Certificate of Occupancy

LDR No:.....

File No: PAL/3341

This is to certify that CHRISTIAN NWAKWO OKEAGU of 149 BN (MAIN) NIGERIAN ARMY MILITARY CANTONMENT OJO LAGOS STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LAND AT EDDA ECHARA OPPOSITE FIVE STAR HOTEL, BEHIND REMIND HOME, ALONG OLD ENUGU ROAD, ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. CSC/EB 257/2008 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2012 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: N630.00 (SIX 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: 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 tenable repair and condition.
- (c) Not to use the building on the said land whether now erected hereafter thereon for any purpose other than
- (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 DEPUTY DIRECTOR LAND 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 28th day of August 2012

Handwritten signature of Commissioner

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: Min of Lands, Survey & Housing Abakaliki.

8/10/12



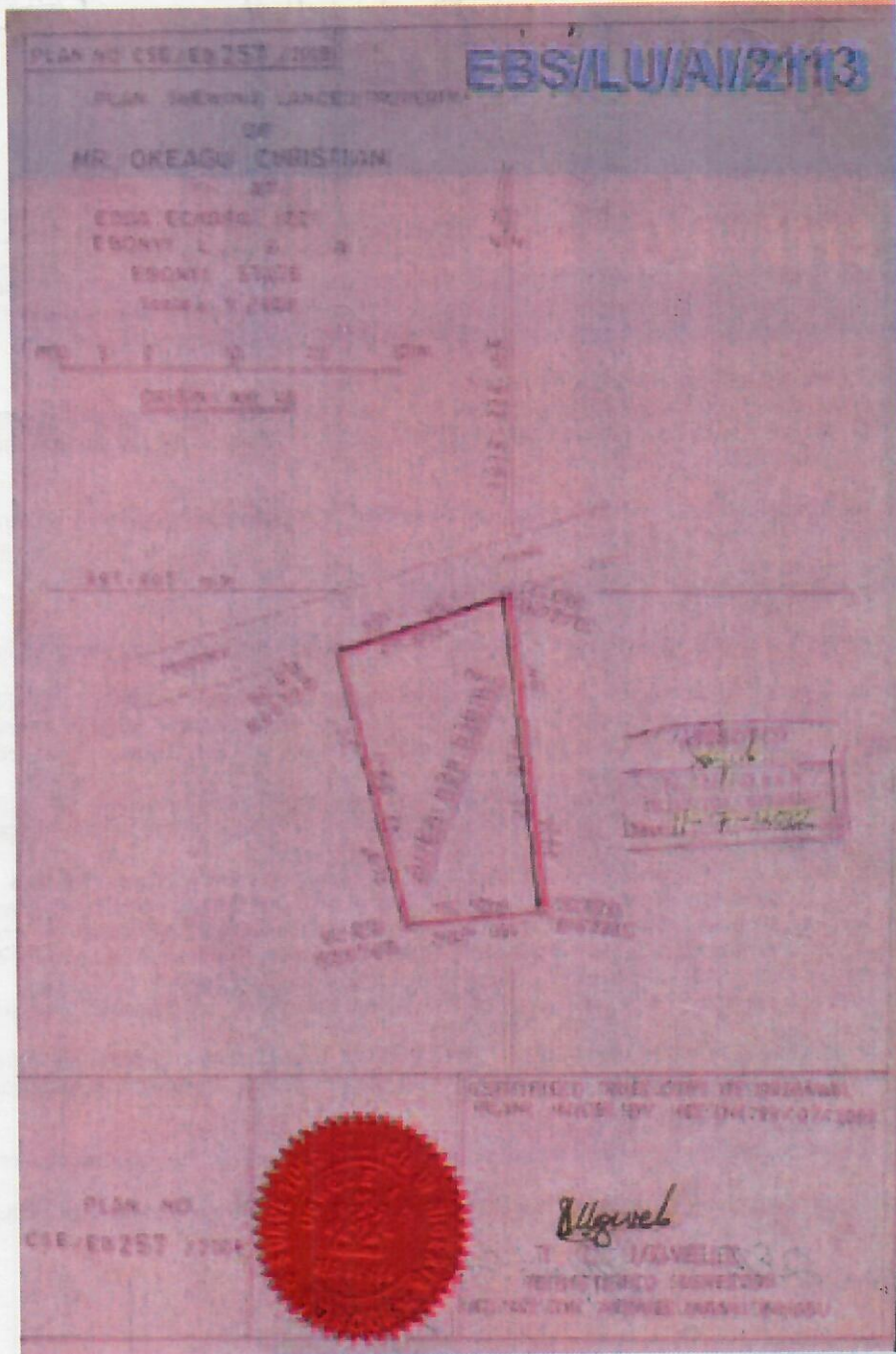
Title Holder: CHRISTIAN NWAKWO OKEAGU

Old File Number: EBS/LU/AI/2113 New File Number: PAL/3341

Survey Plan No: CSC/EB 257/2008

Stamp Duty: one hundred

Property Description: LAND AT EDDA ECHARA OPPOSITE FIVE STAR HOTEL, BEHIND REMIND HOME, ALONG OLD ENUGU ROAD, ABAKALIKI



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) O'Sari B-O
Commissioner For Stamp Duties

This instrument was delivered for registration at 16:18 O'Clock in the AFTERNOON on 3rd August, 2012 and registered as No 82 at page 82 Volume 219 of the Ministry of Lands Registry in the Office at Abakaliki
[Signature]
Registrar of Deeds

CERTIFIED TRUE COPY
REGISTRAR OF DEEDS



copy
8/2/12



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



PAL/3341

SURVEY DESCRIPTION OF LANDED PROPERTY OF

CHRISTIAN OKEAGU

EDDA ECHARA IZZI

EBONYI

All that parcel of land at in the

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

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

CSE/EB 257/2008 (Tracing No.) the

boundaries of which are described below.

Starting at concrete pillar marked SC EBB6727C the coordinates of which are:

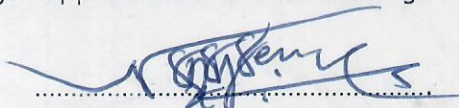
991.607 Metres NORTH and 1012.338 Metres East of a concrete pillar marked

N K 48 the origin of ABAKALIKA cadastral surveys. The boundaries run

in straight lines the bearings and length of which are as follows:

S/N	From	Bearing		Lengths in: M	
		Degree (°)	Minute (')	Length	To
	SC-EBB 6727C	173	05	35.97	SC-EBB6728C
	SC-EBB6728C	264	09	15.53	SC-EBK2976B
	SC-EBK2976B	343	01	32.62	SC-EBK2979B
	SC-EBK2979B	73	46	21.93	SC-EBB6727C

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

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