

£88/Lufai /2179

EBONYI STATE OF NIGERIA

Certificate of Occupancy

LDR No: File No: PAL/3732

This is to certify that CHIKA BASIL AFOKE of AMALEKWUNA AMEKA, EZZA SOUTH LOCAL GOVERNMENT AREA. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LANDED PROPERTY AT NDIAGU OGBU INYIMAGU, ABAKALIKI. described in the Schedule and more particularly marked and delineated in the PLAN NO. CSS/EB56/2005 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: N940.00 (NINE HUNDRED AND FORTY-NAIRA) per annum.

(b) The rent hereby reserved shall be revised at the end of every 5

(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

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 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

(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

GIVEN under my hand this...

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

Chiles -B. Signature of Witness

Name of Witness ONELE, T. C Occupation of Witness CWIL SERVICE

Address MIN. OF LANDS, GURVEY & HOYSING, ABAKALIKI

25/8/013

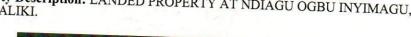


Title Holder: CHIKA BASIL AFOKE

Old File Number: EBS/LU/AI/2179 New File Number: PAL/3732

Survey Plan No: CSS/EB56/2005

Property Description: LANDED PROPERTY AT NDIAGU OGBU INYIMAGU, ABAKALIKI











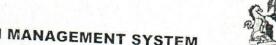
The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

Commissioner For Stamp Duties 0183210 OF 12/9/2012 This instrument was delivered for registration at 16:0 O'Clock in the AFTERNOON on 26th September, 2012 and registered as No 37 at page 37 Volume 231 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds







EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/3732

CHIKA BASIL AFOKE

All that parcel of	NDIAGU OGBU INYIMAGU, ABAKALIKI ABAKALIKI in the
936.224 CSS/	Area of the Ebonyi State of Nigeria, containing an Area of approximately Equare Metres shown on Ebonyi State of Nigeria Survey Plan No. (Tracing No) the chare described below.
Starting at concret	te pillar marked BJ 17546
5085.333 Me	the coordinates of which are: the coordinates of which are: Metres West of a concrete pillar marked the origin of ABAKALIKI cadastral surveys. The boundaries run bearings and length of which are as follows:

S/N	From	Bearing Degree (°) Minute (')		Lengths in: M	То	
	BJ17546 AS10822	239 316		30 24	30.87 30.47	AS10822 AS10824
	AS10824 SCEBB8987A BJ17547	57 56 136		07 07 14	15.23 15.23 32.06	SCEBB8987A BJ17547 BJ17546
All		The		Starting	Point	

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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