Nº 0002613

May 10664

0.48



EBONYI STATE OF NIGERIA

EBS/LU/A1/2482 PAGE 48

Certificate of Occupancy

LDR No:....

File No: PAL/6564

This is to certify that NWANKWO NWAOKPORO JANE of NO 8 AMEGU STREET ABAKALIKI, EBONYI STATE (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT AT ECHIEGU, IKELEGU ISHIEKE, EBONYI STATE described in the Schedule and more particularly marked and delineated in the PLAN NO. HT/EB 789/2010 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) year(s) from the 1ST JANUARY, 2014 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: N3,750.00 (THREE THOUSAND SEVEN HUNDRED AND FIFTY 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 MILLON 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.

(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 N00.00 (NOT APPLICABLE)

(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...

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 UGWUMBA RITA Occupation of Witness CIVIL SERVANT

Address MINISTRY OF LANDS SURVEY AND HOUSING ARAKAN

25 9 124

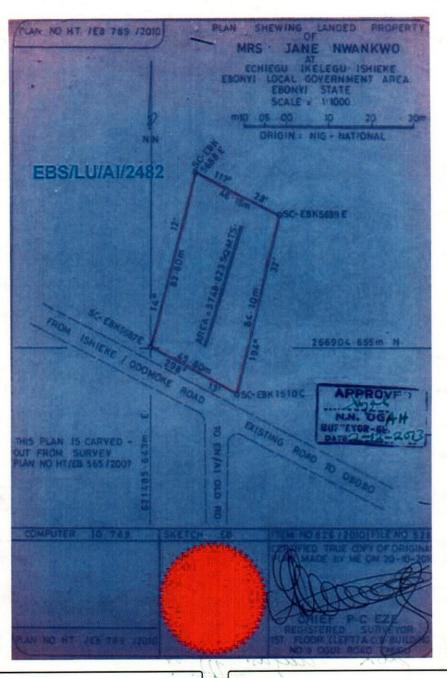
Title Holder: NWANKWO NWAOKPORO JANE

Old File Number: EBS/LU/AI/2482 New File Number: PAL/6564

Survey Plan No: HT/EB 789/2010

Property Description: PLOT AT ECHIEGU, IKELEGU ISHIEKE, EBONYI STATE





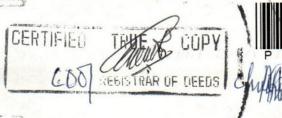
REGISTAND BENEVILLE

REGISTAND STANDS

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 RCR NO 0329160 OF 19/12/2013 This instrument was delivered for registration at 13:49 O'Clock in the AFTERNOON on 14th May, 2014 and registered as No 48 at page 48 Volume 288 of the Ministry of Lands Registry in the Office at Abakaliki

Registrar of Deeds





25/10/ny





EBONYI LANDS INFORMATION MANAGEMENT SYSTEM

SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/6564

2	MRS.JANE NWANKWO					
5	AT IKELEGU ISHIEKE All that parcel of land in the EBONYI					
1/2	Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately					
OF	3748.823 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.					
	HT/EB 789/2010 (Tracing No.) the					
boundaries of which are described below.						
CO/FDV ECOTE						
Starting at concrete pillar marked SC/EBK 5687E the coordinates of which are:						
266904.655 Metres North and 621485.643 Metres East of a concrete pillar marked						
NAT.ZERO the origin of NIGERIA cadastral surveys. The boundaries run						
in straight lines the bearings and length of which are as follows:						
					Lengths in: M	
	S/N	From	Degree (°)	Minute (')	Length	То
				F COST MAN AND MAN AND MAN AND THE		
W.	S	CE/BK5687E	14	12	83.60	SCEBK5688E
3		CE/BK5688E	117	28	46.15	SCEBK5689E
(1)		CE/ BR3000E	11/	20	40.13	SCEBK3089E
Lu	S	CE/BK5689E	194	32	84.10	SCEBK1510C
7	Helphine Delical					
	S	CE/BK1510C	298	13	45.80	SCEBK5687E
	经和利用					

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

ELIMS® Beacon Capture Template (Main Page)