

No 0000505



EBONYI STATE OF NIGERIA

Mar/8/99

EBS/BLH/4/121

Certificate of Occupancy

LDR No:.....

File No: GAL/045

This is to certify that CATHERINE MGBORIE OGBU of IGBOEZE ONICHA, ONICHA LOCAL GOVERNMENT AREA, EBONYI STATE. (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT E/23 EZZA ROAD NORTH EXTENSION described in the Schedule and more particularly marked and delineated in the PLAN NO. EB-05 attached to this certificate and thereon bordered or verged RED for the term of 86 (EIGHTY-SIX) year(s) from the 1ST JANUARY, 2011 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: N1,820.00 (ONE THOUSAND, EIGHT HUNDRED AND TWENTY 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 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 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) To pay an improvement premium of N 54,000.00 (FIFTY-FOUR THOUSAND NAIRA)
- (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.

3/08/01

RECERTIFIED under my hand this 2nd June 2011 day of.....

2nd June 2011

COMRADE JONAH EGBA  
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 Nwoie B-U Occupation of Witness Civil Servant

Address Min. of Lands, Survey and Housing Abakaliki

3/08/01



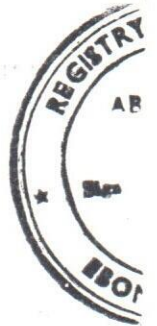
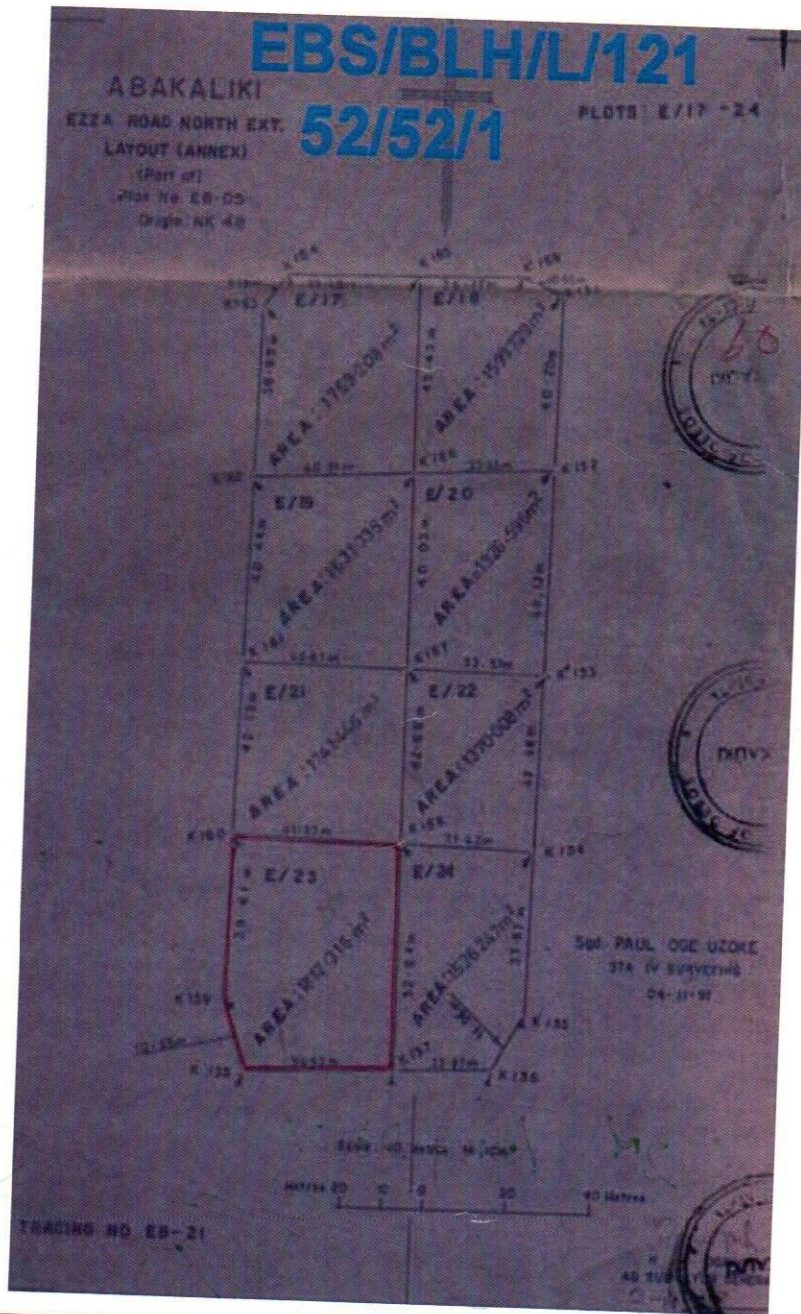
Title Holder: CATHERINE MGBORIE OGBU

Old File Number: EBS/BLH/L/121 New File Number: GAL/045

Survey Plan No: EB-05

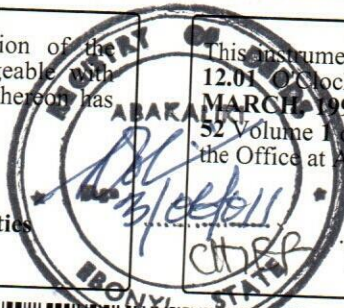
Property Description: PLOT E/23 EZZA ROAD NORTH EXTENSION

NIGERIA  
One hundred  
STAMP DUTIES



The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N2,410.00 and the duty thereon has been assessed accordingly.

SIGNED  
*Obasi R. O.*  
 Commissioner For Stamp Duties  
 TRV 018792 OF 9/2/99



This instrument was delivered for registration at 12.01 o'clock in the FORENOON on 17TH MARCH 1999 and registered as No 52 at page 52 Volume 1 of the Ministry of Lands Registry in the Office at ABAKALIKI

*[Signature]*  
 Registrar of Deeds

CERTIFIED TRUE COPY  
 GAL / 0 4 5  
 CHIEF REGISTRAR OF DEEDS  
*Boimaha*  
*Abolali*



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF** GAL/045

**CATHERINE MGBORIE OGBU**



All that parcel of land at **PLOT E/23 EZZA RD.NORTH EXT.L/OUT** in the **ABAKALIKI**

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

**1812.316** Square Metres shown on Survey Plan No.

**EB-05** (Tracing No. **EB - 21**) the

boundaries of which are described below.

Starting at concrete pillar marked **PBK 157** the coordinates of which are:

**295.479** Metres North and **336.875** Metres West of a concrete pillar marked

**NK 48** the origin of **ABAKALIKI** cadastral surveys. The boundaries run

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

S/N	From	Bearing		Lengths in: M		To
		Degree (°)	Minute (')	Length		
	PBK 157	298	47'	34.93		PBK 158
	PBK 158	267	21'	10.65		PBK 159
	PBK 159	02	47'	39.61		PBK 160
	PBK 160	94	34'	41.37		PBK 168
	PBK 168	182	05'	52.64		PBK 157

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

*[Signature]*  
 For Surveyor-General  
 Ebonyi State of Nigeria

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