

N^o 0003262



EBONYI STATE OF NIGERIA

No. 11
Feb/322/015

Vo 2. 248/088 PAGE 11
A1/SUR/NO/10/4/2015/ERSG

Certificate of Occupancy

LDR No:.....

File No: GAL/1005

This is to certify that **AGBO COLLINS ODE NWANKWO** of **LEVI HOME, NO 41 MBIERI STREET ABAKALIKI, EBONYI STATE** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT NO 96, ZONE 17, OCHO UDO CITY (LOW DENSITY) LAYOUT ABAKALIKI, EBONYI STATE** described in the Schedule and more particularly marked and delineated in the **PLAN NO. EB 240** attached to this certificate and thereon bordered or verged **RED** for the term of **99 (NINETY-NINE)** year(s) from the **1ST JANUARY, 2015** 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: **N2,560.00 (TWO THOUSAND FIVE HUNDRED AND SIXTY 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 **N10,000,000.00 (TEN 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 tenatable 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 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 **N499,392.20 (FOUR HUNDRED AND NINETY NINE THOUSAND, THREE HUNDRED AND NINETY TWO NAIRA, TWENTY KOBO)**
- (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 9th day of March 2015

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) N0.2 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 ABAKALIKI

30/04/015



Title Holder: AGBO COLLINS ODE NWANKWO

Old File Number: EB/L/088 New File Number: GAL/1005

Survey Plan No: EB 240

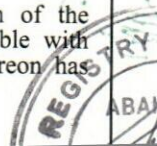
Property Description: PLOT NO 96, ZONE 17, OCHO UD0 CITY (LOW DENSITY) LAYOUT ABAKALIKI, EBONYI STATE

NIGERIA
One hundred
Naira
STAMP DUTIES



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.

This instrument was delivered for registration at 16:25 O'clock in the AFTERNOON on 26th February, 2015 and registered as No 11 at page 11 Volume 345 of the Ministry of Lands Registry in the Office at Abakaliki





SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/1005

PLOT NO 96(ZONE 17)OCHO-UDO CITY LAYOUT



All that parcel of land at PLOT NO 96 OCHO-UDO LAYOUT in the ABAKALIKI

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

2555.261 Square Metres shown on Ebonyi State of Nigeria Survey Plan No.

EB 240 (Tracing No. EB 442) the

boundaries of which are described below.

Starting at concrete pillar marked PBK 4082A the coordinates of which are:

694845.967 Metres North and 403087.806 Metres East of a concrete pillar marked

UTM (ZONE 32) the origin of UTM (WGS 84) 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 4082A	60	20	38	46.58m	PBK 4085A
	PBK 4085A	156	41	11	54.10m	PBK 4080A
	PBK 4080A	240	43	48	48.72m	PBK 4081A
	PBK 4081A	338	58	59	54.06m	PBK 4082A

THE STARTING POINT

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