

Nº 0000646



A1/SDR/NOT/3012/2011 EBSG

EBONYI STATE OF NIGERIA

Aug/27/11  
NO. 17

Vol: 176

EB8/LULAI/1761  
PAGE 17

Certificate of Occupancy

LDR No:.....

File No: PAL/1273

This is to certify that ALBERT OKECHUKWU EZEDIGWE of NO 6 OKIGWE STREET (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PROPERTY KNOWN AS PLOT NO 374 IN BLOCK NO 'F' NDIAGU LAYOUT ABAKALIKI IN ABAKALIKI L.G.A EBONYI STATE. described in the Schedule and more particularly marked and delineated in the PLAN NO. SV/EB 82/2010 attached to this certificate and thereon bordered or verged RED for the term of 99 (NINETY-NINE) 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: N1,795.00 (ONE THOUSAND SEVEN HUNDRED AND NINETY-FIVE 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 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.

2101/12

GIVEN under my hand this 6th day of Dec 2011

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 Nwoppor Bridget O. Occupation of Witness Civil Servant

Address Min of Lands, Survey & Housing Abakaliki

2101/12



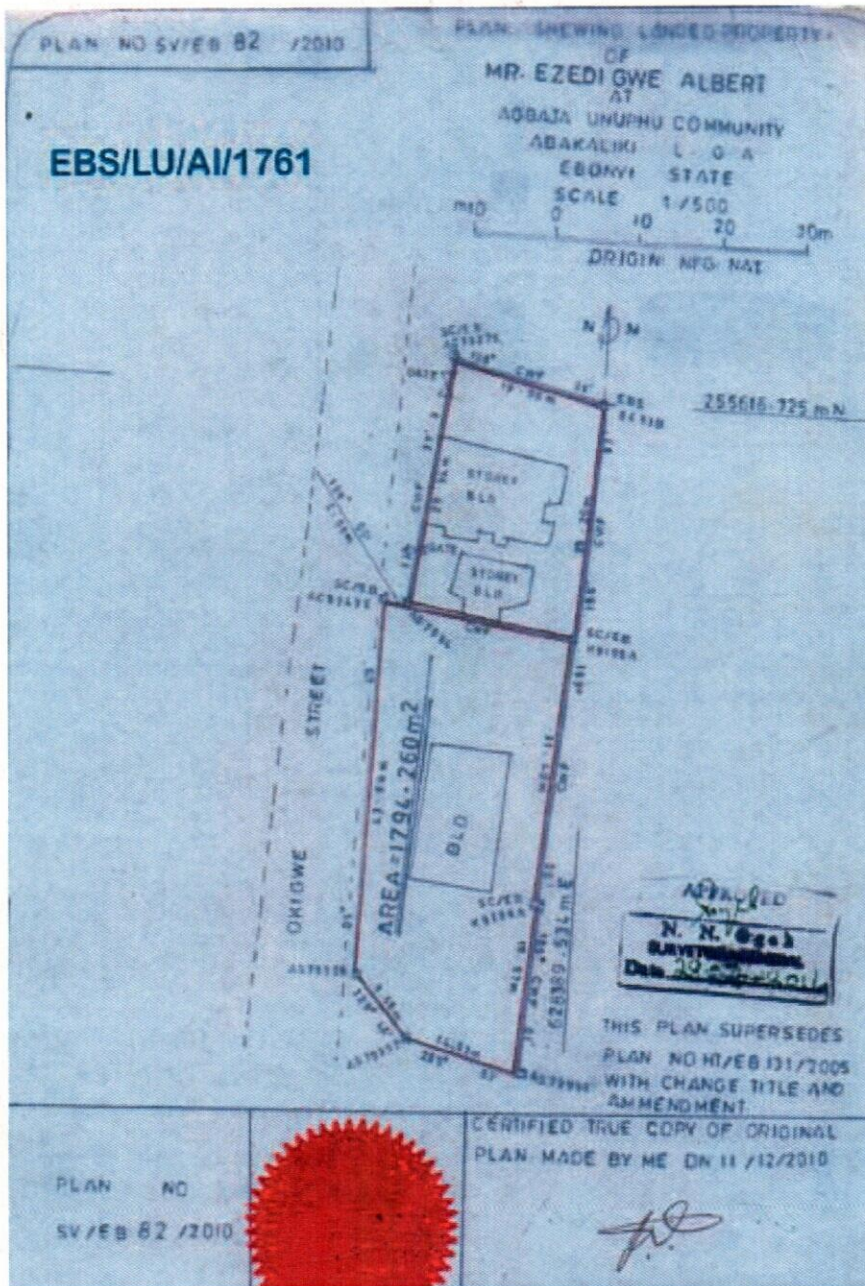
Title Holder: ALBERT OKECHUKWU EZEDIGWE

Old File Number: EBS/LU/AI/1761 New File Number: PAL/1273

Survey Plan No: SV/EB 82/2010

Property Description: PROPERTY KNOWN AS PLOT NO 374 IN BLOCK NO 'F' NDIAGU LAYOUT ABAKALIKI IN ABAKALIKI L.G.A EBONYI STATE.

ONE HUNDRED  
Naira  
STAMP DUTIES

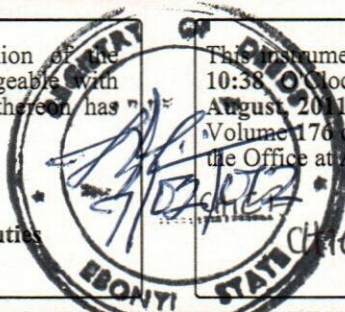


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

(Sgd) OBASI B-O

Commissioner For Stamp Duties  
0084391 OF 4/5/011

This instrument was delivered for registration at 10:38 o'clock in the FORENOON on 15th August, 2011 and registered as No 17 at page 17 Volume 176 of the Ministry of Lands Registry in the Office at Abakaliki



Registrar of Deeds



P A L / 1 2 7 3

CERTIFIED TRUE COPY  
CHIEF REGISTRAR OF DEEDS

10/07/2012



**EBONYI LANDS INFORMATION MANAGEMENT SYSTEM**



**SURVEY DESCRIPTION OF LANDED PROPERTY OF PAL/1273**

**MR ALBERT EZEDIGWE**



A parcel of land at AGBAJA UNUHU in the ABAKALIKI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 1794.260 Square Metres shown on Survey Plan No. SV/EB82/2010 (Tracing No. -) the boundaries of which are described below.

Starting at concrete pillar marked EB6693B the coordinates of which are: 255616.725 Metres North and 628389.534 Metres East of a concrete pillar marked NIG.NAT the origin of NAT.ZERO- 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		
	EBS6693B	188	57	28.20		SC-EBK9198A
	SC-EBK9198A	189	00	31.40		SC-EBK9199A
	SC-EBK9199A	189	01	19.97		AS79996
	AS79996	289	03	14.83		AS79997
	AS79997	329	45	9.58		AS79998
	AS79998	05	49	43.84		SC-EBAC5949E
	SC-EBAC5949E	108	00	2.98		AS7994
	AS7994	11	37	29.54		SCEBAC5927E
	SCEBAC5927E	108	01	19.06		EBS6693B

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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