

No. 0001224



EBONYI STATE OF NIGERIA

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No. 56

Vol: 2/2

EB/L/LA1 2015

Apr 16/12

Certificate of Occupancy

LDR No:.....

File No: GAL/235

This is to certify that MARTIN EZE of 4A WATER WORKS ROAD ABAKALIKI (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of PLOT 12 ESTERBLISHMENT LAYOUT PHASE II ABAKALIKI described in the Schedule and more particularly marked and delineated in the PLAN NO. EB 177 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: N1,260.00 (ONE THOUSAND TWO 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 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 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 N20,000.00 (TWENTY 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.

GIVEN under my hand this 12th day of July 2015

Signature of Commissioner: 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: Martin Eze Signature of Witness: [Signature]

Name of Witness: Nwoie B. U Occupation of Witness: Civil Service

Address: Min. of Lands, Survey and Housing Abakaliki



22/11/13

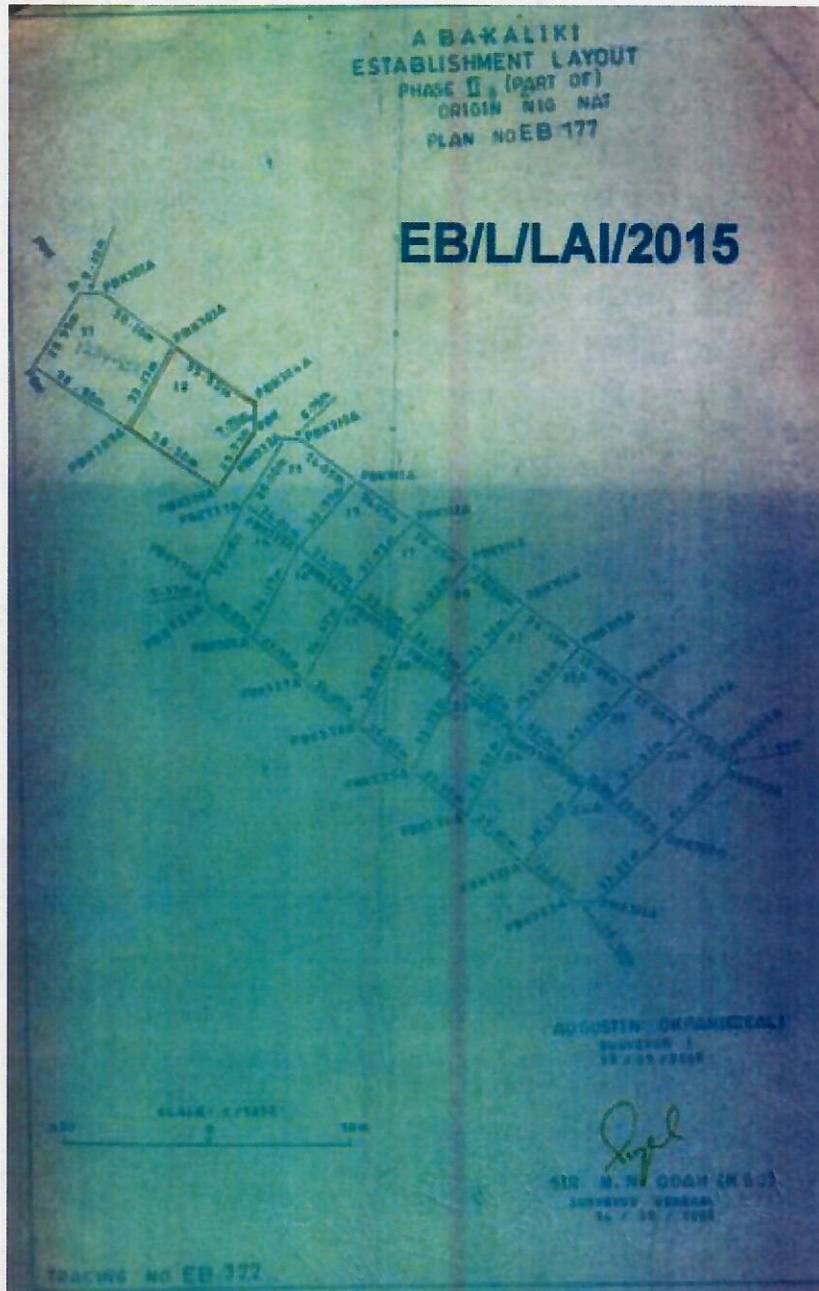
Title Holder: MARTIN EZE

Old File Number: EB/L/LAI/2015 New File Number: GAL/235

Survey Plan No: EB 177

Property Description: PLOT 12 ESTERBLISHMENT LAYOUT PHASE II ABAKALIKI

NIGERIA  
*One Hundred Naira*  
STAMP DUTIES

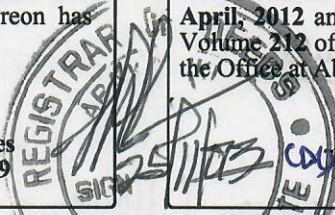


The within instrument in the opinion of the commissioner of stamp duties chargeable with the sum of N100.00 and the duty thereon has been assessed accordingly.

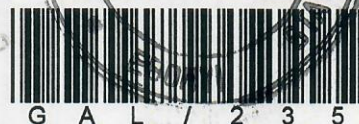
This instrument was delivered for registration at 16:13 O'Clock in the AFTERNOON on 24th April, 2012 and registered as No 56 at page 56 Volume 212 of the Ministry of Lands Registry in the Office at Abakaliki

*(SGN) OBASI B-O*

Commissioner For Stamp Duties  
RCR NO 0182789 OF 19/2/2009



Registrar of Deeds



CERTIFIED TRUE COPY  
*(Signature)*  
REGISTRAR OF DEEDS

*(Signature)*  
22/1/13



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/235

MARTIN EZE



All that parcel of land at PLOT.12 ESTABLISHMENT LAYOUT PHASE II. in the EBONYI Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately 1259.801 Square Metres shown on Ebonyi State of Nigeria Survey Plan No. EB 177 (Tracing No. EB 322) the boundaries of which are described below.

Starting at concrete pillar marked K 303 the coordinates of which are: 259980.411 Metres South and 621226.625 Metres East of a concrete pillar marked NN 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	No.
	PBK 303A	304	06	35.50	PBK 304A
	PBK 304A	358	41	07.70	PBK 301A
	PBK 301A	034	08	25.73	PBK 306A
	PBK 306A	122	29	38.30	PBK 307A
	PBK 307A	211	14	33.13	PBK 303A
		THE	STARTING	POINT	



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

[Handwritten Signature]

For Surveyor-General  
Ebonyi State of Nigeria

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