

Nº 0000878



AI/SDR/NOT/1007/12/2011/6889

EBONYI STATE OF NIGERIA

Nw/147/11

No. 61

Vol: 176

EB/2/LA/184

PAGE 61

Certificate of Occupancy

LDR No:.....

File No: GAL/295

This is to certify that GODWIN UGADU of 13 AGBAJA ROAD AZUIYIOKWU (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of LANDED PROPERTY AT PLOT 252 NKALEKE G.R.A. ABAKALIKI L.G.A. described in the Schedule and more particularly marked and delineated in the PLAN NO. EB 117B 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: N620.00 (SIX 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 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 N15,456.00 (FIFTEEN THOUSAND FOUR HUNDRED AND FIFTY-SIX 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 15th day of Dec 2011

[Handwritten signature]

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 *[Handwritten signature]*

Signature of Witness *[Handwritten signature]*

Name of Witness Nwagor B.O (Mrs)

Occupation of Witness Civil servant

Address Min of Lands, Survey & Housing Abakaliki

04/edon



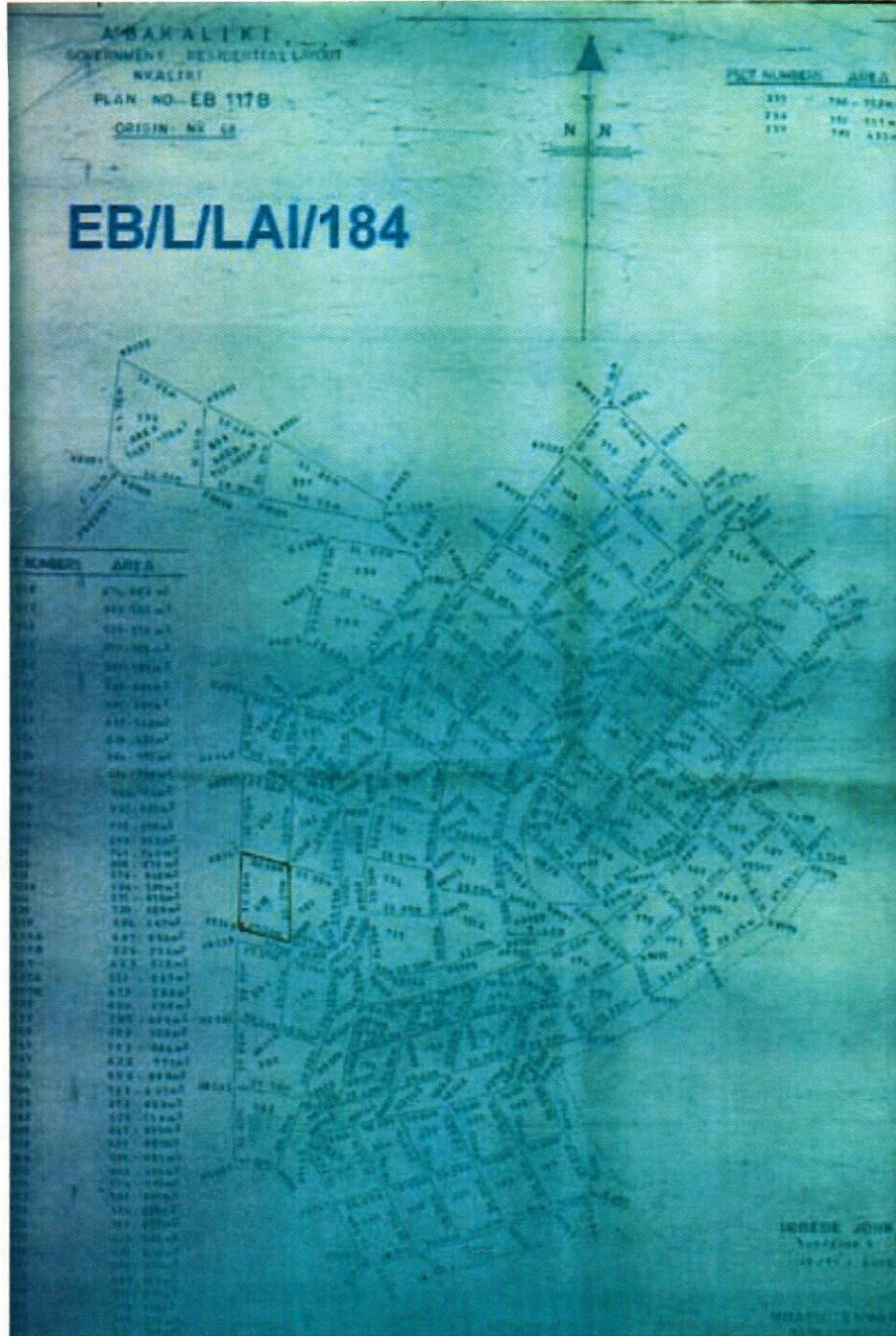
Title Holder: GODWIN UGADU

Old File Number: EB/L/LAI/184 New File Number: GAL/295

Survey Plan No: EB 117B

Property Description: LANDED PROPERTY AT PLOT 252 NKALEKE G.R.A. ABAKALIKI L.G.A.

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.

(sgd) *OBASI B-O*

Commissioner For Stamp Duties
0075532 OF 24/3/011

This instrument was delivered for registration at 03:52 O'Clock in the AFTERNOON on 17th November, 2011 and registered as No 61 at page 61 Volume 176 of the Ministry of Lands Registry in the Office at Abakaliki

[Signature]

Registrar of Deeds



CERTIFIED TRUE COPY

[Signature]

CHIEF REGISTRAR OF DEEDS



[Signature] 15/01/2012



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/295

PLOT 252 NKALEKE G.R.A ABAKALIKI

All the parcel of land at **PLOT 252 NKALEKE GRA** in the **ABAKALIKI** Local Government Area of the Ebonyi State of Nigeria, containing an Area of approximately **618.233** Square Metres shown on Ebonyi State of Nigeria Survey Plan No. **EB117B** (Tracing No. **EB 279**) the boundaries of which are described below.

Starting at concrete pillar marked **PBK 8339** the coordinates of which are: **789.326** Metres South and **1115.542** Metres East 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 | |
|-----|----------------|------------|--------------|---------------|---------------------------|
| | | Degree (°) | Minute (') | Length | To |
| | PBK8339 | 282 | 51 27 | 21.38 | PBK8340 |
| | PBK8340 | 359 | 31 19 | 30.09 | PBK8341 |
| | PBK8341 | 103 | 11 13 | 20.98 | PBK8342 |
| | PBK8342 | 178 | 43 23 | 30.07 | PBK8339 |
| | | | | | 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

