

Mar/29/13
No. 0002101



EB/K/LA/060/11

EBONYI STATE OF NIGERIA

No. 11

Vol: 251

PAGE 11

Certificate of Occupancy

LDR No:.....

File No: GAL/607

This is to certify that **DUNSTAN NWOGBAGA** of **NO 30 IGWORIE STREET** (hereinafter called the holder/holders) is/are granted a right of occupancy in respect of **PLOT 142 GOVERNMENT RESIDENTIAL AREA NKALEKE, ABAKALIKI, EBONYI STATE** 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, 2013** 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: **N625.00 (SIX HUNDRED AND TWENTY 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 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 **N15,520.00 (FIFTEEN THOUSAND FIVE HUNDRED AND TWENTY 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 17th day of Sept, 2013

ARC. NWOGBA FRIDAY MOSES
COMMISSIONER FOR LANDS, SURVEY AND HOUSING EBONYI STATE OF NIGERIA

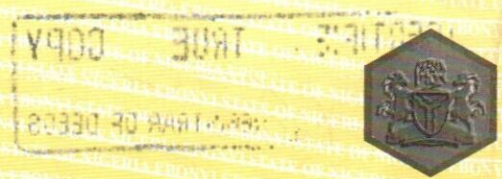
(By virtue of Powers to grant Certificate of Occupancy and Right of Occupancy delegated to him by the Governor, under Section 4(a) and (b) of the Land Use Edict (now Law) N0.2 of 1979 (as applicable in Ebonyi State), and Section 45 of the Land Use Act No.6 of 1978.

Signature of Holder / Holders *[Signature]* Signature of Witness *[Signature]*

Name of Witness Nookpor Budget O. Occupation of Witness Civil Servant

Address Ministry of Lands, Survey & Housing Abakaliki

21/10/13



24/10/13

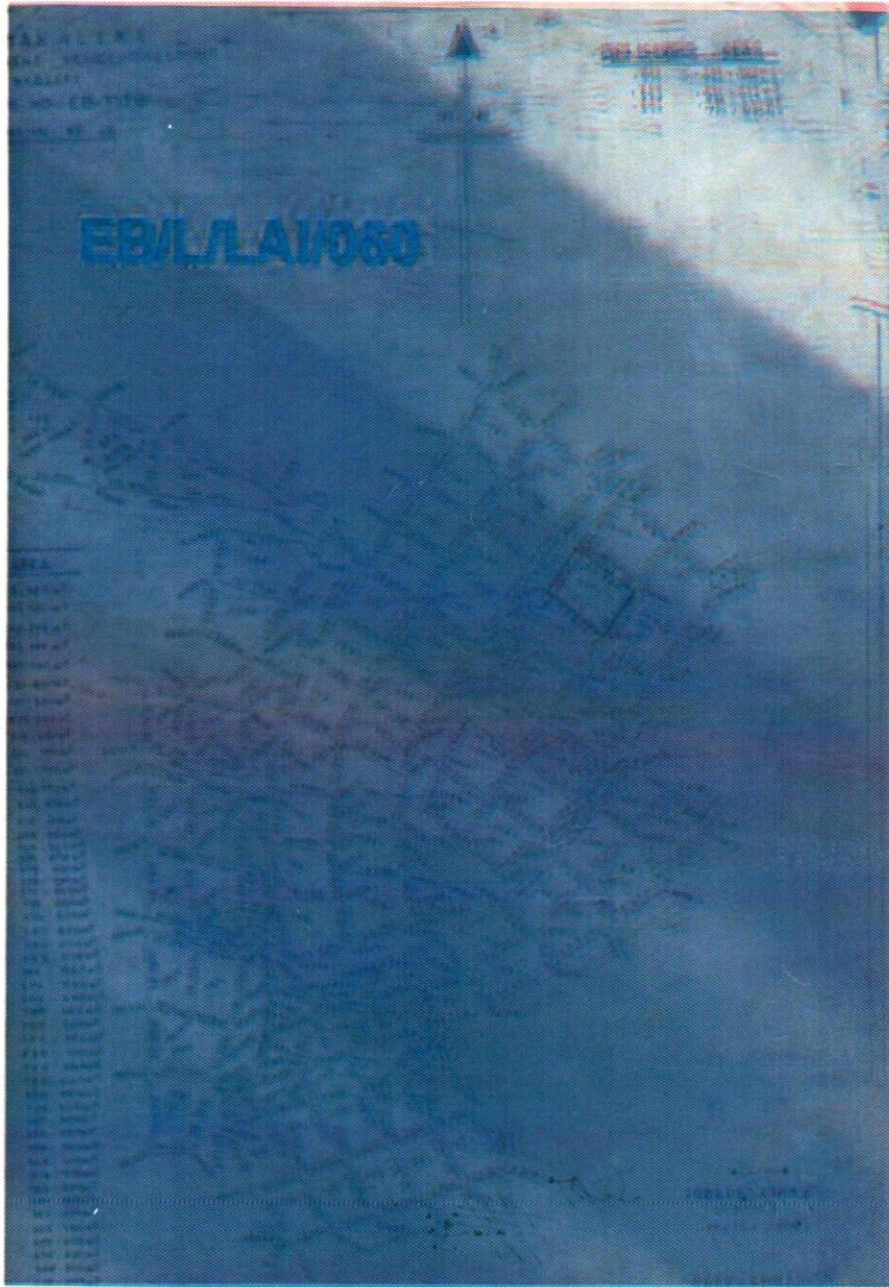
Title Holder: DUNSTAN NWOGBAGA

Old File Number: EB/L/LAI/060 New File Number: GAL/607

Survey Plan No: EB-117B

Property Description: PLOT 142 GOVERNMENT RESIDENTIAL AREA NKALEKE, ABAKALIKI, EBONYI STATE

NIGERIA
one stamped
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 BO
Commissioner For Stamp Duties
RCR NO 0185432 OF 24/8/012

This instrument was delivered for registration at 13:40 O'Clock in the AFTERNOON on 28th March, 2013 and registered as No.11 at page 11 Volume 251 of the Ministry of Lands Registry in the Office at Abakaliki

[Handwritten signatures and stamps]
Registrar of Deeds



G A L / 6 0 7

CERTIFICATE TRUE COPY
[Signature]
REGISTRAR OF DEEDS

[Handwritten signature]
22/07/13



EBONYI LANDS INFORMATION MANAGEMENT SYSTEM



SURVEY DESCRIPTION OF LANDED PROPERTY OF GAL/607

PLOT NO 142 NKALEKE G R A, ABAKALIKI L G A, EBONYI STATE

All that parcel of land **PLOT 142 NKALEKE G R A** in the **ABAKALIKI**

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

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

EB 117 B

(Tracing No. **EB 279**) the

boundaries of which are described below.

Starting at concrete pillar marked **PBK 8044** the coordinates of which are:

657.728 Metres SOUTH and **964.154** Metres East/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	
		Degree (°)	Minute (')	Length	To
	PBK 8044	37	05 38	20.147	PBK 8045
	PBK 8045	125	55 19	29.89	PBK8049
	PBK 8049	216	51 31	21.34	PBK 8050
	PBK 8050	308	12 26	29.97	PBK 8044
			The	Starting	Point

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

J. O. Okeke
For Surveyor-General
 Ebonyi State of Nigeria
